



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95897



KIT CARSON INTERNATIONAL ACADEMY
5301 N Street
Sacramento, California 95819

PREPARED BY:

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September 9-10, 2019



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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary through High-School
Main Address	5301 N Street, Sacramento, California 95819
Building Construction Dates	Building 00A: 1976 Building 00B: 1976 Building 00C: 1976 Building 00D: 1976 Building 00E: 1976 Building 00F: 1976 Building 00G: 1976 Building 00H: 2000's Building H1-H5: 2017
Number of Buildings	Nine
Current Occupants	All buildings: Kit Carson International Academy
Date(s) of Visit	September 9-10, 2019
Management Point of Contact	DLR Group, Mr. Mark Covington 916-446-0206 phone mcovington@dlrgroup.com email
On-site Point of Contact (POC)	Wendell Birt
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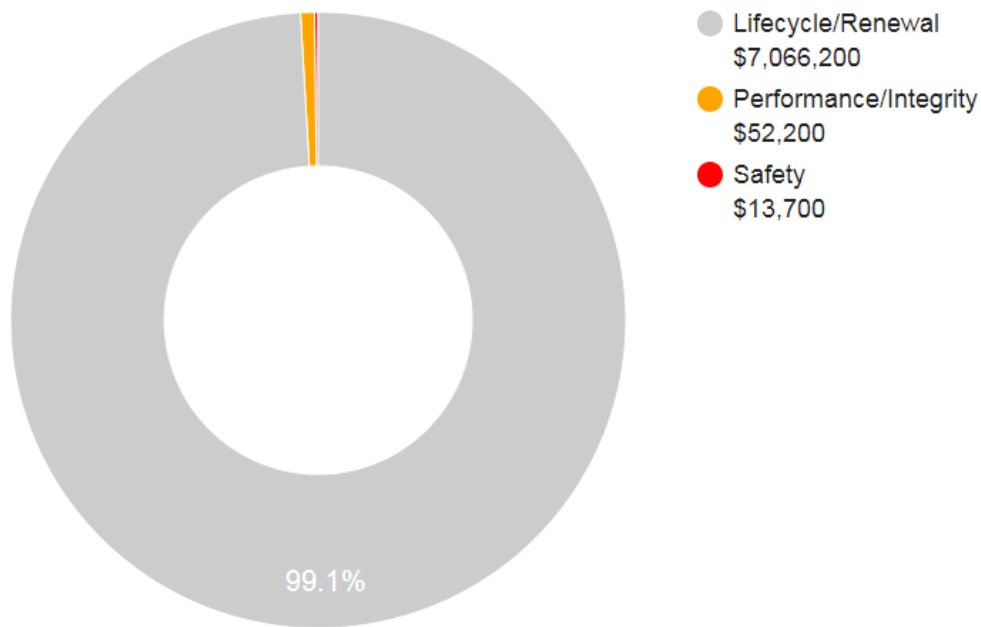
Plan Types

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: \$7,132,100

Portfolio-Level Findings and Deficiencies

Historical Summary

The school campus was originally constructed in 1976, the restroom building was added in the 2000's, and the H1-H5 building was added in 2017. The buildings have been renovated as needed.

Architectural

The original buildings have been renovated as needed, including the exterior and interior finishes, as well as roof and window replacements. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 1976 campus construction and have been well-maintained since that time. Some HVAC and plumbing components such as pump motors and terminal units have required isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure of the newer buildings, and the buildings that have had HVAC renovations, buildings 00A, 00F, 00G are generally in good working condition with no major expenditures anticipated in the short term.

The remaining original buildings; 00B, 00C, 00D, and 00E are supplied by chilled water generated from a dedicated central chiller. These RTU's are reportedly still functioning but are nearing the end of their lifecycle. Major component replacements for those buildings are budgeted 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
Kit Carson International Academy / 00A Library	\$750	6,375	\$4,781,250	0.0%	0.0%	2.8%	6.9%
Kit Carson International Academy / 00B Classrooms B1 to B8	\$750	8,700	\$6,525,000	0.0%	2.3%	5.9%	9.7%
Kit Carson International Academy / 00C Classrooms C1 to C6	\$750	6,525	\$4,893,750	0.0%	1.9%	5.0%	9.9%
Kit Carson International Academy / 00D Classrooms D1 to D8	\$750	8,625	\$6,468,750	0.0%	2.4%	10.6%	17.2%
Kit Carson International Academy / 00E Multipurpose Room / Kitchen	\$750	10,071	\$7,553,250	0.0%	0.9%	3.0%	11.0%
Kit Carson International Academy / 00F Admin	\$750	11,175	\$8,381,250	0.0%	0.0%	2.2%	5.9%
Kit Carson International Academy / 00G Gymnasium/Mechanical	\$750	10,772	\$8,079,000	0.0%	0.0%	5.3%	12.2%
Kit Carson International Academy / 00H Restrooms	\$750	600	\$450,000	0.0%	0.0%	1.4%	5.7%
Kit Carson International Academy / H1-H5 Classrooms, Theatre	\$750	8,800	\$6,600,000	0.0%	0.0%	4.0%	8.1%

Immediate Needs

Facility/Building	Total Items	Total Cost
Kit Carson International Academy	1	\$13,713
Total	1	\$13,713

Kit Carson International Academy

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1425809	Kit Carson International Academy / Site	Quad	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Poor	Safety	\$13,713
Total (1 items)							\$13,713

Key Findings



Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Sections/Small Areas
Site Quad

Uniformat Code: G2031
Recommendation: **Replace in 2019**

Priority Score: **95.0**

Plan Type: Safety

Cost Estimate: \$13,700

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Multiple locations noted with trip hazards in central quad. Repair trip hazards. - AssetCALC ID: 1425809



Play Surfaces & Sports Courts in Poor condition.

Asphalt
Site

Uniformat Code: G2047
Recommendation: **Seal & Stripe in 2021**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,800

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Surface shows cracking and deterioration. - AssetCALC ID: 1417021

2. 00A Library



Building 00A Library: Systems Summary

Address	5301 N Street, Sacramento, California 95819	
Constructed/ Renovated	1976	
Building Size	6,375 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 aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water	Fair
HVAC	Individual split-system units Supplemental components: None	Good

Building 00A Library: Systems Summary		
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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	

Building 00A Library: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$8,100	-	\$92,500	\$100,600
Roofing	-	-	-	\$52,500	-	\$52,500
Interiors	-	-	\$128,100	-	\$224,000	\$352,000
Plumbing	-	-	-	-	\$173,700	\$173,700
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	-	-	\$27,700	\$184,400	\$212,000
Electrical	-	-	\$2,900	\$96,300	\$288,100	\$387,300
Fire Alarm & Comm	-	-	-	\$25,300	-	\$25,300
TOTALS	-	-	\$139,600	\$201,800	\$963,300	\$1,304,500

3. 00B Classrooms B1-B8



Building 00B Classrooms B1-B8: Systems Summary

Address	5301 N Street, Sacramento, California 95819	
Constructed/ Renovated	1976	
Building Size	8,700 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 aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater	Fair

Building 00B Classrooms B1-B8: Systems Summary

HVAC	Central system fed by chiller in adjacent building, and air handlers with integral electric duct heaters Supplemental components: None	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, 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	

Building 00B Classrooms B1 – B8: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$19,100	-	\$68,500	\$87,500
Roofing	-	-	-	\$70,000	-	\$70,000
Interiors	-	-	\$157,600	\$8,700	\$239,300	\$405,600
Plumbing	-	\$1,300	-	-	\$152,900	\$154,300
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	\$151,600	\$69,200	-	\$74,300	\$295,100
Electrical	-	-	-	\$143,400	\$438,300	\$581,700
Fire Alarm & Comm	-	-	-	\$32,100	-	\$32,100
TOTALS	-	\$152,900	\$246,400	\$254,200	\$973,900	\$1,627,400

4. 00C Classrooms C1–C6



Building 00C Classrooms C1-C6: Systems Summary

Address	5301 N Street, Sacramento, California 95819	
Constructed/ Renovated	1976	
Building Size	6,525 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 aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets and sinks in all restrooms	Fair
HVAC	Central system fed by chiller in adjacent building, and air handlers with integral electric duct heaters Supplemental components: None	Fair

Building 00C Classrooms C1-C6: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, 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	

Building 00C Classrooms C1 – C6: 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	-	-	\$16,700	-	\$44,100	\$60,800
Roofing	-	-	-	\$53,900	-	\$53,900
Interiors	-	-	\$136,900	\$14,100	\$280,000	\$431,100
Plumbing	-	\$2,700	-	\$25,000	\$243,600	\$271,300
Fire Suppression	-	-	\$500	-	\$600	\$1,100
HVAC	-	\$94,100	-	-	\$136,600	\$230,700
Electrical	-	-	-	\$98,900	\$328,500	\$427,400
Fire Alarm & Comm	-	-	-	\$58,100	-	\$58,100
TOTALS	-	\$96,800	\$154,100	\$250,000	\$1,033,400	\$1,534,400

5. 00D Classrooms D1–D6



Building 00D Classrooms D1-D8: Systems Summary

Address	5301 N Street, Sacramento, California 95819	
Constructed/ Renovated	1976	
Building Size	8,625 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 aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting	Fair
HVAC	Central system fed by chiller in adjacent building, and air handlers with integral electric duct heaters Supplemental components: None	Fair

Building 00D Classrooms D1-D8: Systems Summary		
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, 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	

Building 00D Classrooms D1 – D8: 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	-	-	\$19,100	-	\$96,900	\$116,000
Roofing	-	-	-	\$64,400	-	\$64,400
Interiors	-	-	\$163,600	\$8,700	\$259,400	\$431,700
Plumbing	-	-	-	\$13,400	\$235,000	\$248,400
Fire Suppression	-	-	\$3,800	-	\$5,100	\$8,900
HVAC	-	\$157,100	\$362,100	\$143,100	\$76,600	\$738,800
Electrical	-	-	\$1,500	\$133,700	\$436,900	\$572,100
Fire Alarm & Comm	-	-	-	\$76,700	-	\$76,700
TOTALS	-	\$157,100	\$550,100	\$440,000	\$1,109,900	\$2,257,000

6. 00E Multipurpose Room / Kitchen



Building 00E Multipurpose Room / Kitchen: Systems Summary

Address	5301 N Street, Sacramento, California 95819	
Constructed/ Renovated	1976	
Building Size	10,071 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 aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair

Building 00E Multipurpose Room / Kitchen: Systems Summary

HVAC	Central system fed by chiller in adjacent building, and air handlers with integral electric duct heaters Supplemental components: None	Fair
Fire Suppression	Fire sprinklers, fire extinguishers, kitchen suppression system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, exit signs	Fair
Equipment/Special	Commercial kitchen equipment	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None noted	

Building 00E Multipurpose Room / Kitchen: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$19,100	-	\$47,700	\$66,800
Roofing	-	-	-	\$80,500	-	\$80,500
Interiors	-	\$6,000	\$44,800	\$77,300	\$240,300	\$368,500
Plumbing	-	-	-	-	\$346,900	\$346,900
Fire Suppression	-	-	\$1,000	\$5,900	\$4,300	\$11,100
HVAC	-	\$67,400	-	\$136,500	\$168,700	\$372,700
Electrical	-	-	\$39,500	\$152,300	\$452,900	\$644,700
Fire Alarm & Comm	-	-	-	\$37,100	-	\$37,100
Equipment/Special	-	-	\$52,500	\$133,400	\$70,500	\$256,400
TOTALS	-	\$73,400	\$156,900	\$623,000	\$1,331,300	\$2,184,700

7. 00F Admin



Building 00F Admin: Systems Summary

Address	5301 N Street, Sacramento, California 95819	
Constructed/ Renovated	1976	
Building Size	11,175 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 aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, epoxy Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual split-system units Supplemental components: None	Good

Building 00F Admin: Systems Summary		
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
Fire Alarm	Control panel, smoke detectors, alarms, strobes, pull stations, 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	

Building 00F Admin: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$18,600	-	\$71,500	\$90,100
Roofing	-	-	-	\$63,000	-	\$63,000
Interiors	-	-	\$151,800	\$35,600	\$276,500	\$463,900
Plumbing	-	-	-	-	\$319,200	\$319,200
Fire Suppression	-	-	\$1,000	-	\$1,300	\$2,200
HVAC	-	-	-	-	\$119,200	\$119,200
Electrical	-	-	\$21,700	\$171,700	\$506,000	\$699,500
Fire Alarm & Comm	-	-	-	\$47,900	-	\$47,900
TOTALS	-	-	\$193,100	\$318,200	\$1,293,700	\$1,805,000

8. 00G Gymnasium/Mechanical



Building 00G Gymnasium/Mechanical: Systems Summary

Address	5301 N Street, Sacramento, CA 95819	
Constructed/ Renovated	1976	
Building Size	10,772 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 aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, epoxy Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals and sinks in all restrooms	Fair
HVAC	Individual package units, chiller for rest of campus Supplemental components: None	Good

Building 00G Gymnasium/Mechanical: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, 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	

Building 00G Gymnasium/Mechanical: 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	-	-	\$26,200	-	\$44,200	\$70,400
Roofing	-	-	-	\$81,200	-	\$81,200
Interiors	-	-	\$236,400	\$4,700	\$1,009,500	\$1,250,600
Plumbing	-	-	-	\$18,800	\$320,500	\$339,300
Fire Suppression	-	-	\$1,000	-	\$1,300	\$2,200
HVAC	-	-	-	\$214,700	\$406,800	\$621,500
Electrical	-	-	\$4,400	\$162,300	\$486,100	\$652,700
Fire Alarm & Comm	-	-	-	\$95,800	-	\$95,800
Equipment/Special	-	-	\$171,700	-	-	\$171,700
TOTALS	-	-	\$439,700	\$577,500	\$2,268,400	\$3,285,400

9. 00H Restrooms



00H Restrooms: Systems Summary

Address	5301 N Street, Sacramento, California 95819	
Constructed/ Renovated	2000's	
Building Size	600 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 aluminum windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Ceramic Floors: Ceramic Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals and sinks in all restrooms	Fair

00H Restrooms: Systems Summary		
HVAC	None Supplemental components: None	Good
Fire Suppression	None	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None noted	

00H Restrooms: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$4,800	-	\$10,900	\$15,600
Roofing	-	-	-	-	-	-
Interiors	-	-	\$1,900	-	\$94,300	\$96,200
Plumbing	-	-	-	\$12,500	\$53,200	\$65,700
Electrical	-	-	-	\$7,400	\$19,300	\$26,700
TOTALS	-	-	\$6,700	\$19,900	\$177,700	\$204,200

10. H1-H5 Classrooms, Theatre



H1-H5 Classrooms, Theatre: Systems Summary

Address	5301 N Street, Sacramento, CA 95819	
Constructed/ Renovated	2017	
Building Size	8,800 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 aluminum windows	Good
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets and sinks in all restrooms	Good

H1-H5 Classrooms, Theatre: Systems Summary		
HVAC	Individual package units Supplemental components: none	Good
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None noted	

H1-H5 Classrooms, Theatre: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$25,800	-	\$152,500	\$178,200
Roofing	-	-	-	\$231,800	-	\$231,800
Interiors	-	-	\$239,700	-	\$393,600	\$633,300
Plumbing	-	-	-	-	\$110,500	\$110,500
Fire Suppression	-	-	\$2,400	-	\$3,200	\$5,600
HVAC	-	-	-	\$40,500	\$282,400	\$322,900
Electrical	-	-	\$2,900	-	\$203,000	\$205,900
Fire Alarm & Comm	-	-	-	-	\$41,100	\$41,100
Equipment/Special	-	-	-	\$5,300	-	\$5,300
TOTALS	-	-	\$270,800	\$277,600	\$1,186,300	\$1,734,600

11. Site Summary



Site Information

Lot Size	9.67 acres (estimated)	
Parking Spaces	49 total spaces all in open lots; three 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	--
Site Development	Property entrance signage, chain link fencing with gates, Playgrounds and sports courts, fencing, and site lights Limited park benches, trash receptacles	--
Landscaping and Topography	Moderate landscaping features Irrigation is present No retaining walls Flat	--
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	--
Site Lighting	Building-mounted: LED, HPS, and metal halide Pole mounted light fixture	--
Ancillary Structures	Pre-fabricated storage sheds	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Multiple trip hazards noted in central quad.	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	-	-	-	-	\$58,200	\$58,200
Site Development	-	\$24,200	\$212,200	\$344,400	\$272,400	\$853,200
Site Lighting	-	-	-	\$22,100	-	\$22,100
Pavement	\$13,700	\$15,100	-	\$165,800	\$43,700	\$238,300
Landscaping	-	-	-	-	\$2,044,000	\$2,044,000
TOTALS	\$13,700	\$39,300	\$212,200	\$532,300	\$2,418,300	\$3,215,800

12. Property Space Use and Observed Areas

Unit Allocation

All 88,883 square feet (buildings and covered walkways) of the property are occupied by Sacramento City Unified School District. The spaces are a combination of offices and classrooms with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

13. 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 1976. 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 or pending 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.

14. 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.

15. 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.

16. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Kit Carson International Academy, 5301 N Street, Sacramento, California 95818, 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.

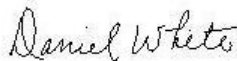
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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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17. Appendices

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

Appendix A: Photographic Record



#1	KIT CARSON INTERNATIONAL ACADEMY
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#2	FRONT ELEVATION
----	-----------------



#3	LEFT ELEVATION
----	----------------



#4	RIGHT ELEVATION
----	-----------------



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



#6	ASPHALT PARKING LOT
----	---------------------



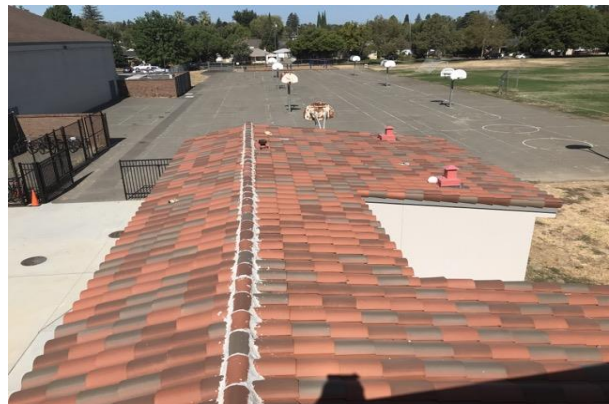
#7	PLAY AREAS
----	------------



#8	PLAY AREAS
----	------------



#9	EXTERIOR DOORS
----	----------------



#10	ROOF, CLAY TILE
-----	-----------------



#11	ROOF, ASPHALT SHINGLE
-----	-----------------------



#12	ROOF, SINGLE-PLY TPO/PVC MEMBRANE
-----	-----------------------------------



#13	ROOF FRAMING
-----	--------------



#14	EXTERIOR STUCCO AND BRICK
-----	---------------------------



#15	STEEL DOORS
-----	-------------



#16	ALUMINIUM WINDOWS
-----	-------------------



#17	BACKFLOW PREVENTER
-----	--------------------



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



#19	MAIN SWITCHBOARD
-----	------------------



#20	DISTRIBUTION PANEL
-----	--------------------



#21	SECONDARY TRANSFORMER, DRY, 45 KVA, REPLACE
-----	---



#22	SOLAR INVERTER, 7500 WATTS, REPLACE
-----	-------------------------------------



#23	SOLAR PANEL
-----	-------------



#24	FIRE ALARM CONTROL PANEL
-----	--------------------------



#25	FIRE ALARM SYSTEM
-----	-------------------



#26	FIRE SPRINKLERS
-----	-----------------



#27	FIRE EXTINGUISHER
-----	-------------------



#28	PACKAGED UNIT (RTU)
-----	---------------------



#29	CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM
-----	---



#30	FURNACE, GAS
-----	--------------



#31	CHILLER, AIR-COOLED
-----	---------------------



#32	FAN, AXIAL FLOW IN-LINE
-----	-------------------------



#33	AIR HANDLER (AHU), INTERIOR
-----	-----------------------------



#34	EXHAUST FAN, ROOF MOUNTED
-----	---------------------------



#35	CLASSROOM, TYPICAL
-----	--------------------



#36	CLASSROOM, TYPICAL
-----	--------------------



#37	CAFETERIA
-----	-----------



#38	LIBRARY
-----	---------



#39	GYMNASIUM
-----	-----------



#40	RESTROOM
-----	----------



#41	LOBBY
-----	-------



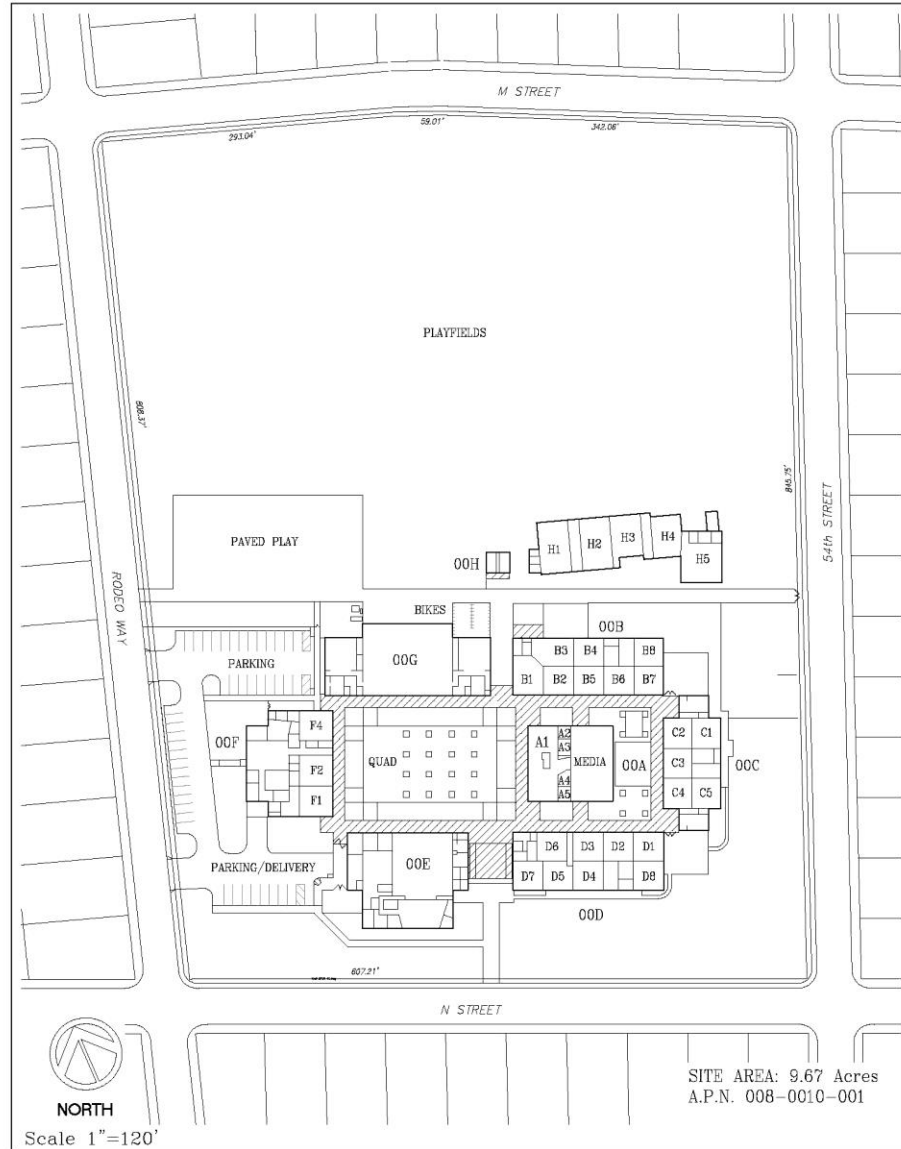
#42	TRIP HAZARDS, CENTRAL QUAD
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Appendix B: Site Plan

FACILITY CONDITION ASSESSMENT
 SITE PLAN

KIT CARSON INTERNATIONAL ACADEMY

EMG PROJECT NO.: 136988.19R000.089-322



Kit Carson Middle School (450)
 5301 N Street
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

AUGUST 2019

SOURCE:
 Client



ON-SITE DATE:
 September 9-10, 2019

Appendix C: EMG Accessibility Checklist

ADA CHECKLIST

Date Completed: September 10, 2019

Property Name: Kit Carson International Academy

EMG Project Number: 136988.19R000.089.322

Building History		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			X	
2	Have any ADA improvements been made to the property?	X			
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			X	
5	Is any litigation pending related to ADA issues?			X	
Parking		Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			X	
Ramps		Yes	No	NA	Comments
1	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	X			
2	Are ramps that appear longer than 6 FT complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

ADA CHECKLIST

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

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | Kit Carson International Academy

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2018	Site	Good	Drinking Fountain, Hydration Station	1	11	1836037
Fire Alarm & Comm						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	86,226 SF	10	1829341
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	86,226 SF	7	1829381

Component Condition Report | Kit Carson International Academy / 00A Library

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	1,700 SF	5	1416763
B2021	Building exterior	Fair	Window, Steel 12 SF, 1-2 Stories	30	15	1422797
B2031		Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4	15	1416762
Roofing						
B3011	Roof	Fair	Roof, Clay/Concrete Tile	2,500 SF	25	1416757
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	7,500 SF	10	1416755
Interiors						
C1021	Throughout	Fair	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End	8	20	1416753
C1023	Throughout	Fair	Door Hardware System, School (per Door)	12	15	1416759
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	12,500 SF	5	1416756
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	6,375 SF	5	1416761
C3031	Throu	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	7,000 SF	5	1416754
Plumbing						
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,375 SF	20	1422583
Fire Suppression						
D4031	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1416760
HVAC						
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 5 TON	1	13	1422589
D3032	Building exterior	Good	Ductless Split System, Single Zone, 1.5 to 2 Ton	1	12	1422592
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 5 TON	1	13	1422577
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 5 TON	1	13	1422580
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 5 TON	1	13	1422582
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 5 TON	1	13	1422588
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	6,375 SF	15	1422586
D3051	Attic	Good	Furnace, 80 MBH [F-A-2]	1	18	1422590
D3051	Attic	Good	Furnace, 80 MBH [F-A-4]	1	18	1422585
D3051	Attic	Good	Furnace, 80 MBH [F-A-1]	1	18	1422593

Component Condition Report | Kit Carson International Academy / 00A Library

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3051	Attic	Good	Furnace, 80 MBH [F-A-3]	1	18	1422578
D3051	Attic	Good	Furnace, 80 MBH [F-A-5]	1	18	1422591
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,375 SF	8	1422595
Electrical						
D5012	Attic	Good	Secondary Transformer, 30 kVA	1	27	1422584
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,375 SF	20	1422579
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	10	1416751
D5029		Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,375 SF	10	1422581
D5092	Throu	Fair	Exit Lighting Fixture, w/ Battery	4	5	1416752
Fire Alarm & Comm						
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	7	1422587

Component Condition Report | Kit Carson International Academy / 00B Classrooms B1 to B8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,000 SF	5	1416773
B2021	Building exterior	Fair	Window, Steel 12 SF, 1-2 Stories	10	15	1416766
B2032		Fair	Exterior Door, Steel	13	20	1416777
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	10,000 SF	10	1416776
B3011	Roof	Fair	Roof, Clay/Concrete Tile	3,000 SF	25	1416772
Interiors						
C1021		Fair	Interior Door, Steel	7	20	1416768
C1023	Throughout	Fair	Door Hardware System, School (per Door)	20	15	1416775
C3012		Fair	Interior Wall Finish, any surface, Prep & Paint	16,000 SF	5	1416778
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,000 SF	8	1416771
C3025		Fair	Interior Floor Finish, Carpet Commercial Standard	7,700 SF	5	1422792
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	8,700 SF	5	1416765
Plumbing						
D2023	Attic	Fair	Water Heater, 30 GAL	1	3	1422779
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (INCL fixtures)	8,700 SF	20	1422785
Fire Suppression						
D4031	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1416774
HVAC						
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1422772
D3041	Attic	Fair	Fan, 4000 CFM [RF-2]	1	3	1422769
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1422780

Component Condition Report | Kit Carson International Academy / 00B Classrooms B1 to B8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	8,700 SF	15	1422770
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1422775
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1422783
D3041	Attic	Fair	Fan, 4000 CFM [RF-2]	1	3	1422768
D3041	Attic	Fair	Fan, 4000 CFM	1	3	1422814
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1422781
D3041	Attic	Fair	Fan, 4000 CFM [RF-1]	1	3	1422774
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1422771
D3049	Throughout building	Fair	HVAC System Hydronic Piping, 2-Pipe	8,700 SF	5	1422784
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, 45 kVA	1	15	1422767
D5012	Building exterior	Fair	Secondary Transformer, 45 kVA	1	15	1422773
D5012	Utility closet	Fair	Main Distribution Panel, 400 AMP	1	10	1422782
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	8,700 SF	20	1422786
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	13	10	1416770
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,700 SF	10	1422778
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Addressable, Install	8,700 SF	10	1422776

Component Condition Report | Kit Carson International Academy / 00C Classrooms C1 to C6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011		Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,500 SF	5	1416794
B2021	Building exterior	Fair	Window, Wood 12 SF, 1-2 Stories	4	15	1416785
B2032	Building exterior	Fair	Exterior Door, Steel	10	20	1416798
Roofing						
B3011	Roof	Fair	Roof, Clay/Concrete Tile	2,200 SF	25	1416786
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	7,700 SF	10	1416784
Interiors						
C1021	Throughout	Fair	Interior Door, Steel	4	20	1416801
C1023	Building exterior	Fair	Door Hardware System, School (per Door)	1	15	1416793
C1031	Restroom	Fair	Toilet Partitions, Metal	9	10	1422872
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	2,000 SF	20	1416797
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	13,000 SF	5	1416796
C3021	Restroom	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	1,000 SF	5	1416791
C3025		Fair	Interior Floor Finish, Carpet Commercial Standard	5,500 SF	5	1416799
C3031	Classrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	6,700 SF	5	1416800

Component Condition Report | Kit Carson International Academy / 00C Classrooms C1 to C6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	2	20	1416787
D2011	Restroom	Fair	Toilet, Commercial Water Closet	7	15	1416781
D2014	Utility closet	Fair	Service Sink, Floor	2	18	1422816
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	15	1416783
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	4	8	1416802
D2023	Utility closet	Fair	Water Heater, 30 GAL	1	3	1422822
D2023	Utility closet	Fair	Water Heater, 30 GAL	1	3	1422810
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,525 SF	20	1422821
Fire Suppression						
D4031	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1416795
HVAC						
D3041	Attic	Fair	Air Handler (AHU), 1500 CFM	1	3	1422815
D3041	Attic	Fair	HVAC System Ductwork, Medium Density	6,525 SF	15	1422819
D3041	Attic	Fair	Air Handler (AHU), 1500 CFM	1	3	1422808
D3041	Attic	Fair	Fan, 4000 CFM	1	3	1422812
D3041	Attic	Fair	Air Handler (AHU), 1500 CFM	1	3	1422807
D3041	Attic	Fair	Air Handler (AHU), 1500 CFM	1	3	1422806
D3049	Attic	Fair	HVAC System Hydronic Piping, 2-Pipe	6,525 SF	20	1422805
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 400 AMP	1	30	1422818
D5012	Building exterior	Fair	Secondary Transformer, 45 kVA	1	15	1422820
D5012	Utility closet	Fair	Secondary Transformer, 75 kVA	1	15	1422811
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,525 SF	20	1422823
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	10	1416803
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,525 SF	10	1422817
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Addressable, Install	6,525 SF	10	1422809
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	6,525 SF	8	1416789

Component Condition Report | Kit Carson International Academy / 00D Classrooms D1 to D8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,000 SF	5	1416812
B2021	Building exterior	Fair	Window, Steel 12 SF, 1-2 Stories	24	15	1416808
B2032	Building exterior	Fair	Exterior Door, Steel	10	20	1416813
Roofing						

Component Condition Report | Kit Carson International Academy / 00D Classrooms D1 to D8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	9,200 SF	10	1416817
B3011	Roof	Fair	Roof, Clay/Concrete Tile	1,900 SF	25	1416806
Interiors						
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	12	20	1416816
C1023	Throughout	Fair	Door Hardware System, School (per Door)	22	15	1416818
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	19,000 SF	5	1416805
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,000 SF	8	1423699
C3025	Classroom	Fair	Interior Floor Finish, Carpet Commercial Standard	7,600 SF	5	1416807
C3031		Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	8,700 SF	5	1416810
Plumbing						
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	8,625 SF	20	1423672
D2091	Building exterior	Good	Air Compressor, 2 HP	1	10	1423694
Fire Suppression						
D4031	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	8	5	1416809
HVAC						
D3016	Attic	Fair	Solar Inverter, 6000 WATTS	1	3	1423677
D3016	Attic	Fair	Solar Inverter, 6000 WATTS	1	3	1423669
D3016	Attic	Fair	Solar Inverter, 6000 WATTS	1	3	1423679
D3016	Roof	Fair	Solar Panel, 24 SF	125	5	1423674
D3016	Attic	Fair	Solar Inverter, 6000 WATTS	1	2	1423681
D3016	Attic	Fair	Solar Inverter, 6000 WATTS	1	3	1423691
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1423685
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1423665
D3041	Attic	Fair	Fan, 4000 CFM [Inaccessible]	1	20	1423690
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1423671
D3041	Attic	Fair	HVAC System Ductwork, Medium Density	8,625 SF	10	1423683
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1423686
D3041	Attic	Fair	Fan, 4000 CFM [RE-2]	1	5	1423676
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1423675
D3049	Attic	Fair	HVAC System Hydronic Piping, 2-Pipe	8,625 SF	10	1423670
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, 45 kVA	1	15	1423688
D5012	Attic	Fair	Secondary Transformer, 45 kVA	1	15	1423667
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	8,625 SF	20	1423692
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	17	10	1416815
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,625 SF	10	1423687
D5092		Fair	Exit Lighting Fixture, w/ Battery	2	5	1416814

Component Condition Report | Kit Carson International Academy / 00D Classrooms D1 to D8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Addressable, Install	8,625 SF	10	1423689
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV	8,625 SF	8	1423682

Component Condition Report | Kit Carson International Academy / 00E Multipurpose Room / 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	4,000 SF	5	1416836
B2021		Fair	Window, Steel 12 SF, 1-2 Stories	5	15	1416824
B2032	Building exterior	Fair	Exterior Door, Steel	6	20	1416865
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1	13	1416861
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	11,500 SF	10	1423706
B3011	Roof	Fair	Roof, Clay/Concrete Tile	4,300 SF	25	1423725
Interiors						
C1021	Throughout	Fair	Interior Door, Steel	16	20	1416840
C1023	Throughout	Fair	Door Hardware System, School (per Door)	17	15	1416843
C1031		Fair	Toilet Partitions, Metal	1	10	1423733
C1031	Restroom	Fair	Toilet Partitions, Metal	4	10	1423734
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	1,500 SF	20	1416842
C3012	Throughout	Fair	Interior Wall Finish, Wood Paneling, Refinish	4,000 SF	5	1416827
C3024	Kitchen	Fair	Interior Floor Finish, Vinyl Tile (VCT)	8,000 SF	8	1416852
C3024	Restroom	Fair	Interior Floor Finish, Ceramic Tile	1,500 SF	20	1423717
C3024	Gymnasium	Fair	Interior Floor Finish, Wood Strip, Refinish	1,000 SF	3	1423716
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	10,100 SF	5	1416820
Plumbing						
D2011	Rest	Fair	Toilet, Commercial Water Closet	1	15	1416853
D2011	Restroom	Fair	Toilet, Commercial Water Closet	3	15	1416859
D2012	Restroom	Fair	Urinal, Standard	2	20	1416833
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	1423718
D2023	Throughout building	Good	Water Heater, 100 GAL	1	19	1423724
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	10,071 SF	20	1423715
Fire Suppression						
D4019	Gymnasium	Fair	Sprinkler Heads (per SF)	1,000 SF	13	1423720
D4031	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1416832
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	8 LF	10	1416866
HVAC						

Component Condition Report | Kit Carson International Academy / 00E Multipurpose Room / Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Move to 00E	Fair	HVAC System Ductwork, Medium Density	8,625 SF	15	1423673
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1423666
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM [AC 4]	1	3	1423693
D3041	Attic	Fair	Air Handler (AHU), 2000 CFM	1	3	1423684
D3041	Move to 00E	Fair	Fan, 2000 CFM	1	15	1423695
D3041	Move to 00E	Fair	Fan, 2000 CFM	1	15	1423678
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	10,071 SF	15	1423709
D3049	Throughout	Fair	HVAC System Hydronic Piping, 2-Pipe	10,071 SF	10	1423680
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	10,071 SF	8	1423714
Electrical						
D5012	Mechanical room	Fair	Main Distribution Panel, 600 AMP	1	5	1423722
D5012	Mechanical room	Fair	Secondary Transformer, 112.5 kVA [TE]	1	5	1423708
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	10,071 SF	20	1423707
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	10	10	1416858
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	10,071 SF	10	1423723
D5092	Throughout	Fair	Exit Lighting Fixture, w/ Battery	4	5	1416857
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	10,071 SF	10	1423719
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1416867
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Tabletop	1	5	1416823
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	8	1416829
E1093	Kitchen	Fair	Commercial Kitchen, 8 - 10 LF	1	8	1416847
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1416846
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1416828
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1416835
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	8	1416831
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1416855
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1416849
E1093	Kitchen	Fair	Commercial Kitchen, LF	1	8	1416850
E1093	Kitchen	Fair	Commercial Kitchen, Griddle	1	8	1416848
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	8	1416844
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	8	1416838
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	10	1416863
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1416856
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 4-Door Reach-In	1	8	1416851
E1093	Kitchen	Fair	Commercial Kitchen, Range, 2-Burner	1	8	1416826

Component Condition Report | Kit Carson International Academy / 00E Multipurpose Room / Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1416821
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Tabletop	1	5	1416825
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1416822

Component Condition Report | Kit Carson International Academy / 00F Admin

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Throughout	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,900 SF	5	1416939
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	20	15	1416948
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	3	15	1416941
B2032	Building exterior	Fair	Exterior Door, Steel	7	20	1416943
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	9,000 SF	10	1416938
B3011	Roof	Fair	Roof, Clay/Concrete Tile	1,800 SF	25	1416936
Interiors						
C1021	F1	Fair	Interior Door, Wood Solid-Core	10	20	1416952
C1023	Throughout	Fair	Door Hardware System, School (per Door)	20	15	1416953
C3012	Interior	Fair	Interior Wall Finish, Laminated Paneling (FRP)	700 SF	15	1416942
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	22,000 SF	5	1416944
C3021	Restroom	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	500 SF	5	1416934
C3024	F1	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,100 SF	8	1416950
C3025	Offices	Fair	Interior Floor Finish, Carpet Commercial Standard	7,000 SF	5	1416932
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	5	1416937
C3032	Office	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,000 SF	13	1424089
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	2	20	1416946
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	1416931
D2023	Attic	Good	Water Heater, 30 GAL	1	14	1424095
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	11,175 SF	20	1424075
Fire Suppression						
D4031	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1416933
HVAC						
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 4 TON [F3]	1	13	1424082
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 4 TON [F5]	1	13	1424093
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 4 TON [F2]	1	13	1424077
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 3 TON [F6]	1	13	1424087
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 4 TON [F-4]	1	13	1424084

Component Condition Report | Kit Carson International Academy / 00F Admin

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	Building exterior	Good	Condensing Unit/Heat Pump, 4 TON [F1]	1	13	1424091
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	11,175 SF	25	1424074
D3051	Attic	Good	Furnace, 80 MBH [F1]	1	18	1424086
D3051	Attic	Good	Furnace, 80 MBH [F2]	1	18	1424092
D3051	Attic	Good	Furnace, 80 MBH [F4]	1	18	1424080
D3051	Attic	Good	Furnace, 80 MBH [F5]	1	18	1424079
D3051	Attic	Good	Furnace, 80 MBH [F3]	1	18	1424083
D3051	Attic	Good	Furnace, 80 MBH [F6]	1	18	1424088
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 500 AMP	1	5	1424090
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	11,175 SF	20	1424085
D5022	Throughout	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	18	10	1416951
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	11,175 SF	10	1424076
D5092	Throughout	Fair	Exit Lighting Fixture, w/ Battery	8	5	1416935
Fire Alarm & Comm						
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	7	1424094
D5037	Throughout building	Fair	Fire Alarm System, Addressable, Install	11,175 SF	10	1424081

Component Condition Report | Kit Carson International Academy / 00G Gymnasium/Mechanical

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	5,500 SF	5	1416967
B2032	Throughout	Fair	Exterior Door, Steel	6	20	1416974
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	11,600 SF	10	1416955
B3011	Roof	Fair	Roof, Clay/Concrete Tile	2,400 SF	25	1416968
Interiors						
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	7	20	1416973
C1023	Throughout	Fair	Door Hardware System, School (per Door)	13	15	1416976
C1031		Fair	Toilet Partitions, Metal	3	10	1424305
C1033	Gymnasium	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	236	20	1424293
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	15,000 SF	5	1424309
C3012	Gymnasium	Fair	Interior Wall Finish, Wood Paneling	3,000 SF	15	1416971
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	3,500 SF	20	1416964
C3021	Restroom	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	4,000 SF	5	1416980
C3021	Restroom	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	3,600 SF	5	1416978
C3024	Gymnasium	Fair	Interior Floor Finish, Wood Strip, Refinish	6,500 SF	5	1424289

Component Condition Report | Kit Carson International Academy / 00G Gymnasium/Mechanical

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	Restroom	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	4,500 SF	5	1416961
C3032		Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	6,700 SF	13	1424295
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	3	15	1416959
D2012		Fair	Urinal, Standard	1	20	1416954
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	1416963
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	3	8	1416977
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	10,772 SF	20	1424290
Fire Suppression						
D4031	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1416972
HVAC						
D3031	Site	Fair	Chiller, 100 TON	1	9	1424292
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	10,771 SF	15	1424280
D3045	Site	Fair	Distribution Pump, 7.5 HP	1	25	1424291
D3049	Site	Fair	HVAC System Hydronic Piping, 2-Pipe	10,772 SF	20	1424285
D3052	Site	Good	Packaged Unit (RTU), 18 TON [AC G1]	1	17	1424288
D3052	Site	Good	Packaged Unit (RTU), 18 TON [AC G2]	1	17	1424287
Electrical						
D5012	Site	Fair	Main Distribution Panel, 400 AMP	1	30	1424286
D5012	Site	Good	Building/Main Switchboard, 2500 AMP	1	37	1424296
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	10,772 SF	20	1424283
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	9	10	1416979
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	10,771 SF	10	1424284
D5092	Throughout	Fair	Exit Lighting Fixture, w/ Battery	6	5	1416970
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Addressable, Install	10,772 SF	10	1424279
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	10,772 SF	8	1416957
Equipment/Special						
E1099	Gymnasium	Fair	Bleacher, 1 - 15 TIER, Replace (per Seat)	360	5	1424294

Component Condition Report | Kit Carson International Academy / 00H Restrooms

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	1416988
B2032	Building exterior	Fair	Exterior Door, Steel	3	20	1416987
Roofing						
B3011	Roof	Fair	Roof, Clay/Concrete Tile	650 SF	30	1424600

Component Condition Report | Kit Carson International Academy / 00H Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1023	Building exterior	Fair	Door Hardware System, School (per Door)	3	15	1416985
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	1,400 SF	20	1416989
C3024		Fair	Interior Floor Finish, Ceramic Tile	600 SF	20	1416992
C3031	Restroom	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	600 SF	5	1416984
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	6	20	1416991
D2012	Restroom	Fair	Urinal, Standard	2	15	1424604
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1416990
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	8	1416986
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	600 SF	20	1424603
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	600 SF	20	1424601
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	10	1416983
D5029	Restroom	Fair	Lighting System, Interior, Low Density & Standard Fixtures	600 SF	10	1424602

Component Condition Report | Kit Carson International Academy / H1-H5 Classrooms, Theatre

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,400 SF	5	1416995
B2021	Building exterior	Good	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	45	20	1416994
B2031	Building exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	9	20	1417006
B2032	Building Exterior	Good	Exterior Door, Steel	7	30	1417009
B2034	Building Exterior	Good	Overhead Door, Residential Garage 56 SF	7	20	1416999
Roofing						
B3011	Roof	Good	Roof, Single-Ply TPO/PVC Membrane	7,400 SF	10	1424641
B3011	Roof	Good	Roof, Clay/Concrete Tile	4,700 SF	40	1424631
Interiors						
C1021	Throughout	Good	Interior Door, Wood Solid-Core	8	30	1417002
C1023	Throughout	Good	Door Hardware System, School (per Door)	24	20	1416998
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	16,000 SF	5	1417008
C3012	Restroom	Good	Interior Wall Finish, Laminated Paneling (FRP)	700 SF	25	1417004
C3021	Restroom	Good	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	200 SF	5	1416993
C3021	Throughout	Good	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	8,900 SF	5	1417015
C3031	Throughout	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	8,800 SF	5	1417011
C3032		Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,500 SF	20	1417000
Plumbing						

Component Condition Report | Kit Carson International Academy / H1-H5 Classrooms, Theatre

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	Restroom	Good	Toilet, Commercial Water Closet	2	20	1417010
D2014	Classroom	Good	Sink/Lavatory, Vanity Top, Stainless Steel	35	20	1417012
D2014	Restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	25	1416996
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	8,800 SF	30	1424638
Fire Suppression						
D4019	Throughout	Good	Sprinkler Heads (per SF)	8,800 SF	23	1425964
D4031	Throughout	Good	Fire Extinguisher, Wet Chemical/CO2	5	5	1417001
HVAC						
D3041	Throughout building	Good	HVAC System Ductwork, Medium Density	8,800 SF	20	1424630
D3042	Roof	Good	Exhaust Fan, 1000 CFM [REF H3]	1	20	1424628
D3042	Roof	Good	Exhaust Fan, 1500 CFM [aHEF H1]	1	18	1424635
D3042	Roof	Good	Exhaust Fan, 1500 CFM [REF H3*]	1	20	1424632
D3042	Roof	Good	Exhaust Fan, 1500 CFM [REF H1]	1	15	1424639
D3052	Roof	Good	Packaged Unit (RTU), 6 TON [AC-H-2]	1	18	1424634
D3052	Roof	Good	Packaged Unit (RTU), 11 TON [AC-H-5]	1	18	1424629
D3052	Roof	Good	Packaged Unit (RTU), 6 to 7.5 Ton [AC-H-1]	1	18	1424637
D3052	Roof	Good	Packaged Unit (RTU), 5 TON [AC-H-3]	1	18	1424636
D3052	Roof	Good	Packaged Unit (RTU), 11 TON [AC-H4]	1	18	1424643
D3068	Throughout building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	8,800 SF	10	1424633
Electrical						
D5012	Electrical room	Good	Main Distribution Panel, 120/240 V, 400 Amp	1	20	1417003
D5012	Electrical room	Good	Main Distribution Panel, 120/240 V, 800 Amp	1	20	1416997
D5019	Throughout building	Good	Full Electrical System Upgrade, Medium Density/Complexity	8,800 SF	30	1424642
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	23	15	1417014
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	8,800 SF	15	1424640
D5092	Throughout	Good	Exit Lighting Fixture, w/ Battery	4	5	1417007
Fire Alarm & Comm						
D5037	Throughout	Good	Fire Alarm System, Addressable, Install	8,800 SF	18	1425963
Equipment/Special						
E1027	Classroom	Good	Laboratory Exhaust Hood, 4 LF	1	10	1417005
Component Condition Report Kit Carson International Academy / Site						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2021	Site	Fair	Backflow Preventer, Domestic, 8"	1	15	1417035
D2021	Site	Fair	Backflow Preventer, Domestic, 4"	1	15	1417041
D2023	Site	Fair	Domestic Circulation/Booster Pump, 7.5 HP	1	12	1417036

Component Condition Report | Kit Carson International Academy / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	23,000 SF	2	1417031
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	23,000 SF	10	1417023
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	45,000 SF	25	1425806
G2031	Quad	Poor	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	500 SF	0	1425809
Site Development						
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	600 LF	20	1417024
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	1,700 LF	20	1417018
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	3,000 SF	10	1417019
G2047	Site	Fair	Play Structure, Small	1	10	1417025
G2047	Site	Poor	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	37,000 SF	2	1417021
G2047	Site	Fair	Play Structure, Very Small	1	10	1417034
G2047	Site	Fair	Play Structure, Small	1	10	1417016
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	37,000 SF	5	1417039
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	14	10	1417033
G2047	Site	Fair	Play Structure, Small	1	10	1417032
G2047	Site	Fair	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (per Seat)	180	13	1417022
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	100 SF	5	1417026
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	290,000 SF	13	1425256
Site Lighting						
G4021	Site	Fair	Site Pole Light, 200 WATT, Replace/Install	3	10	1425255

Appendix E: Replacement Reserves

Replacement Reserves Report

6/9/2020

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate		
Kit Carson International Academy		D5031	1829341	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	86226	SF	\$2.26	\$195,097											\$195,097	\$195,097	
Kit Carson International Academy		D5038	1829381	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	86226	SF	\$4.46	\$384,283							\$384,283					\$384,283	\$384,283
Kit Carson International Academy	00A Library	B2011	1416763	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1700	SF	\$4.11	\$6,994					\$6,994							\$6,994	\$6,994
Kit Carson International Academy	00A Library	B3011	1416755	Roof, Asphalt Shingle 20-Year, Replace	20	10	10	7500	SF	\$5.21	\$39,082											\$39,082	\$39,082	
Kit Carson International Academy	00A Library	C3012	1416756	Interior Wall Finish, any surface, Prep & Paint	10	5	5	12500	SF	\$2.06	\$25,712					\$25,712							\$25,712	\$25,712
Kit Carson International Academy	00A Library	C3025	1416761	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	6375	SF	\$10.28	\$65,565					\$65,565							\$65,565	\$65,565
Kit Carson International Academy	00A Library	C3031	1416754	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	7000	SF	\$2.74	\$19,198					\$19,198							\$19,198	\$19,198
Kit Carson International Academy	00A Library	D3068	1422595	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	7	8	6375	SF	\$3.43	\$21,855								\$21,855				\$21,855	\$21,855
Kit Carson International Academy	00A Library	D4031	1416760	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$411.39	\$411					\$411							\$411	\$411
Kit Carson International Academy	00A Library	D5022	1416751	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	6	EA	\$287.97	\$1,728											\$1,728	\$1,728	
Kit Carson International Academy	00A Library	D5029	1422581	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	6375	SF	\$10.97	\$69,936											\$69,936	\$69,936	
Kit Carson International Academy	00A Library	D5037	1422587	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	\$20,569.35	\$20,569							\$20,569					\$20,569	\$20,569
Kit Carson International Academy	00A Library	D5092	1416752	Exit Lighting Fixture, w/ Battery, Replace	10	5	5	4	EA	\$628.05	\$2,512					\$2,512							\$2,512	\$2,512
Kit Carson International Academy	00B Classrooms B1 to B8	B2011	1416773	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	4000	SF	\$4.11	\$16,455					\$16,455							\$16,455	\$16,455
Kit Carson International Academy	00B Classrooms B1 to B8	B3011	1416776	Roof, Asphalt Shingle 20-Year, Replace	20	10	10	10000	SF	\$5.21	\$52,109											\$52,109	\$52,109	
Kit Carson International Academy	00B Classrooms B1 to B8	C3012	1416778	Interior Wall Finish, any surface, Prep & Paint	10	5	5	16000	SF	\$2.06	\$32,911					\$32,911							\$32,911	\$32,911
Kit Carson International Academy	00B Classrooms B1 to B8	C3024	1416771	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	1000	SF	\$6.86	\$6,856								\$6,856				\$6,856	\$6,856
Kit Carson International Academy	00B Classrooms B1 to B8	C3025	1422792	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	7700	SF	\$10.28	\$79,192					\$79,192							\$79,192	\$79,192
Kit Carson International Academy	00B Classrooms B1 to B8	C3031	1416765	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	8700	SF	\$2.74	\$23,860					\$23,860							\$23,860	\$23,860
Kit Carson International Academy	00B Classrooms B1 to B8	D2023	1422779	Water Heater, 30 GAL, Replace	15	12	3	1	EA	\$1,234.16	\$1,234			\$1,234									\$1,234	\$1,234
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422772	Air Handler (AHU), 2000 CFM, Replace	25	22	3	1	EA	\$20,569.35	\$20,569			\$20,569									\$20,569	\$20,569
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422769	Fan, 4000 CFM, Replace	20	17	3	1	EA	\$3,839.61	\$3,840			\$3,840									\$3,840	\$3,840
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422780	Air Handler (AHU), 2000 CFM, Replace	25	22	3	1	EA	\$20,569.35	\$20,569			\$20,569									\$20,569	\$20,569
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422775	Air Handler (AHU), 2000 CFM, Replace	25	22	3	1	EA	\$20,569.35	\$20,569			\$20,569									\$20,569	\$20,569
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422783	Air Handler (AHU), 2000 CFM, Replace	25	22	3	1	EA	\$20,569.35	\$20,569			\$20,569									\$20,569	\$20,569
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422768	Fan, 4000 CFM, Replace	20	17	3	1	EA	\$3,839.61	\$3,840			\$3,840									\$3,840	\$3,840
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422814	Fan, 4000 CFM, Replace	20	17	3	1	EA	\$3,839.61	\$3,840			\$3,840									\$3,840	\$3,840
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422781	Air Handler (AHU), 2000 CFM, Replace	25	22	3	1	EA	\$20,569.35	\$20,569			\$20,569									\$20,569	\$20,569
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422774	Fan, 4000 CFM, Replace	20	17	3	1	EA	\$3,839.61	\$3,840			\$3,840									\$3,840	\$3,840
Kit Carson International Academy	00B Classrooms B1 to B8	D3041	1422771	Air Handler (AHU), 2000 CFM, Replace	25	22	3	1	EA	\$20,569.35	\$20,569			\$20,569									\$20,569	\$20,569
Kit Carson International Academy	00B Classrooms B1 to B8	D3049	1422784	HVAC System Hydronic Piping, 2-Pipe, Replace	40	35	5	8700	SF	\$6.86	\$59,651					\$59,651							\$59,651	\$59,651
Kit Carson International Academy	00B Classrooms B1 to B8	D4031	1416774	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$411.39	\$411					\$411							\$411	\$411
Kit Carson International Academy	00B Classrooms B1 to B8	D5012	1422782	Main Distribution Panel, 400 AMP, Replace	30	20	10	1	EA	\$7,542.10	\$7,542											\$7,542	\$7,542	
Kit Carson International Academy	00B Classrooms B1 to B8	D5022	1416770	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	13	EA	\$287.97	\$3,744											\$3,744	\$3,744	
Kit Carson International Academy	00B Classrooms B1 to B8	D5029	1422778	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	8700	SF	\$10.97	\$95,442											\$95,442	\$95,442	
Kit Carson International Academy	00B Classrooms B1 to B8	D5037	1422776	Fire Alarm System, Addressable, Install	20	10	10	8700	SF	\$2.74	\$23,860											\$23,860	\$23,860	
Kit Carson International Academy	00C Classrooms C1 to C6	B2011	1416794	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3500	SF	\$4.11	\$14,399					\$14,399							\$14,399	\$14,399
Kit Carson International Academy	00C Classrooms C1 to C6	B3011	1416784	Roof, Asphalt Shingle 20-Year, Replace	20	10	10	7700	SF	\$5.21	\$40,124											\$40,124	\$40,124	
Kit Carson International Academy	00C Classrooms C1 to C6	C1031	1422872	Toilet Partitions, Metal, Replace	20	10	10	9	EA	\$1,165.60	\$10,490											\$10,490	\$10,490	
Kit Carson International Academy	00C Classrooms C1 to C6	C3012	1416796	Interior Wall Finish, any surface, Prep & Paint	10	5	5	13000	SF	\$2.06	\$26,740					\$26,740							\$26,740	\$26,740
Kit Carson International Academy	00C Classrooms C1 to C6	C3021	1416791	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	5	5	1000	SF	\$16.46	\$16,455					\$16,455							\$16,455	\$16,455
Kit Carson International Academy	00C Classrooms C1 to C6	C3025	1416799	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	5500	SF	\$10.28	\$56,566					\$56,566							\$56,566	\$56,566
Kit Carson International Academy	00C Classrooms C1 to C6	C3031	1416800	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	6700	SF	\$2.74	\$18,375					\$18,375							\$18,375	\$18,375
Kit Carson International Academy	00C Classrooms C1 to C6	D2018	1416802	Drinking Fountain, Outside/Site Style, Replace	15	7	8	4	EA	\$4,936.64	\$19,747									\$19,747			\$19,747	\$19,747
Kit Carson International Academy	00C Classrooms C1 to C6	D2023	1422822	Water Heater, 30 GAL, Replace	15	12	3	1	EA	\$1,234.16	\$1,234			\$1,234									\$1,234	\$1,234
Kit Carson International Academy	00C Classrooms C1 to C6	D2023	1422810	Water Heater, 30 GAL, Replace	15	12	3	1	EA	\$1,234.16	\$1,234			\$1,234									\$1,234	\$1,234
Kit Carson International Academy	00C Classrooms C1 to C6	D3041	1422815	Air Handler (AHU), 1500 CFM, Replace	25	22	3	1	EA	\$20,569.35	\$20,569			\$20,569									\$20,569	\$20,569

Building	Subfolder	Uniform 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		
Kit Carson International Academy	00G Gymnasium/Mechanical	D5029	1424284	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	10771	SF	\$10.97	\$118,161												\$118,161	\$118,161	
Kit Carson International Academy	00G Gymnasium/Mechanical	D5037	1424279	Fire Alarm System, Addressable, Install	20	10	10	10772	SF	\$2.74	\$29,543													\$29,543	\$29,543
Kit Carson International Academy	00G Gymnasium/Mechanical	D5038	1416957	Security/Surveillance System, Cameras and CCTV, Replace	15	7	8	10772	SF	\$4.11	\$44,315												\$44,315		\$44,315
Kit Carson International Academy	00G Gymnasium/Mechanical	D5092	1416970	Exit Lighting Fixture, w/ Battery, Replace	10	5	5	6	EA	\$628.05	\$3,768						\$3,768								\$3,768
Kit Carson International Academy	00G Gymnasium/Mechanical	E1099	1424294	Bleacher, 1 - 15 TIER, Replace (per Seat)	20	15	5	360	EA	\$411.39	\$148,099						\$148,099								\$148,099
Kit Carson International Academy	00H Restrooms	B2011	1416988	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1000	SF	\$4.11	\$4,114						\$4,114								\$4,114
Kit Carson International Academy	00H Restrooms	C3031	1416984	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	600	SF	\$2.74	\$1,646						\$1,646								\$1,646
Kit Carson International Academy	00H Restrooms	D2018	1416986	Drinking Fountain, Outside/Site Style, Replace	15	7	8	2	EA	\$4,936.64	\$9,873											\$9,873			\$9,873
Kit Carson International Academy	00H Restrooms	D5022	1416983	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	2	EA	\$287.97	\$576												\$576		\$576
Kit Carson International Academy	00H Restrooms	D5029	1424602	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	600	SF	\$8.23	\$4,937												\$4,937		\$4,937
Kit Carson International Academy	H1-H5 Classrooms, Theatre	B2011	1416995	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	5400	SF	\$4.11	\$22,215						\$22,215								\$22,215
Kit Carson International Academy	H1-H5 Classrooms, Theatre	B3011	1424641	Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	7400	SF	\$23.31	\$172,508												\$172,508		\$172,508
Kit Carson International Academy	H1-H5 Classrooms, Theatre	C3012	1417008	Interior Wall Finish, any surface, Prep & Paint	10	5	5	16000	SF	\$2.06	\$32,911						\$32,911								\$32,911
Kit Carson International Academy	H1-H5 Classrooms, Theatre	C3021	1416993	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	5	5	200	SF	\$16.46	\$3,291						\$3,291								\$3,291
Kit Carson International Academy	H1-H5 Classrooms, Theatre	C3021	1417015	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	5	5	8900	SF	\$16.46	\$146,454						\$146,454								\$146,454
Kit Carson International Academy	H1-H5 Classrooms, Theatre	C3031	1417011	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	8800	SF	\$2.74	\$24,135						\$24,135								\$24,135
Kit Carson International Academy	H1-H5 Classrooms, Theatre	D3068	1424633	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	5	10	8800	SF	\$3.43	\$30,168												\$30,168		\$30,168
Kit Carson International Academy	H1-H5 Classrooms, Theatre	D4031	1417001	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	5	EA	\$411.39	\$2,057						\$2,057								\$2,057
Kit Carson International Academy	H1-H5 Classrooms, Theatre	D5092	1417007	Exit Lighting Fixture, w/ Battery, Replace	10	5	5	4	EA	\$628.05	\$2,512						\$2,512								\$2,512
Kit Carson International Academy	H1-H5 Classrooms, Theatre	E1027	1417005	Laboratory Exhaust Hood, 4 LF, Replace	15	5	10	1	EA	\$3,908.18	\$3,908												\$3,908		\$3,908
Kit Carson International Academy	Site	G2022	1417031	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	23000	SF	\$0.62	\$14,193			\$14,193					\$14,193						\$28,386
Kit Carson International Academy	Site	G2022	1417023	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	23000	SF	\$4.80	\$110,389												\$110,389		\$110,389
Kit Carson International Academy	Site	G2031	1425809	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	50	0	500	SF	\$27.43	\$13,713	\$13,713													\$13,713
Kit Carson International Academy	Site	G2047	1417021	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	37000	SF	\$0.62	\$22,781			\$22,781						\$22,781					\$45,562
Kit Carson International Academy	Site	G2047	1417039	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	20	5	37000	SF	\$4.80	\$177,582						\$177,582								\$177,582
Kit Carson International Academy	Site	G2047	1417019	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	10	10	3000	SF	\$1.23	\$3,682												\$3,682		\$3,682
Kit Carson International Academy	Site	G2047	1417025	Play Structure, Small, Replace	20	10	10	1	EA	\$13,712.90	\$13,713												\$13,713		\$13,713
Kit Carson International Academy	Site	G2047	1417034	Play Structure, Very Small, Replace	20	10	10	1	EA	\$8,227.74	\$8,228												\$8,228		\$8,228
Kit Carson International Academy	Site	G2047	1417016	Play Structure, Small, Replace	20	10	10	1	EA	\$13,712.90	\$13,713												\$13,713		\$13,713
Kit Carson International Academy	Site	G2047	1417033	Sports Apparatus, Basketball Backstop, Replace	25	15	10	14	EA	\$13,027.26	\$182,382												\$182,382		\$182,382
Kit Carson International Academy	Site	G2047	1417032	Play Structure, Small, Replace	20	10	10	1	EA	\$13,712.90	\$13,713												\$13,713		\$13,713
Kit Carson International Academy	Site	G2049	1417026	Shed, Wooden Framed, Asphalt Shingles, Replace	30	25	5	100	SF	\$54.85	\$5,485						\$5,485								\$5,485
Kit Carson International Academy	Site	G4021	1425255	Site Pole Light, 200 WATT, Replace/Install	20	10	10	3	EA	\$5,485.16	\$16,455												\$16,455		\$16,455
Totals, Unescalated												\$13,713	\$0	\$45,202	\$431,545	\$0	\$2,043,752	\$0	\$447,311	\$387,638	\$164,555	\$2,212,851	\$5,746,566		
Totals, Escalated (3.0% inflation, compounded annually)												\$13,713	\$0	\$47,955	\$471,561	\$0	\$2,369,269	\$0	\$550,137	\$491,048	\$214,707	\$2,973,886	\$7,132,274		

Appendix F: Equipment Inventory List

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1417041	D2021	Backflow Preventer		Kit Carson International Academy / Site	Site	Illegible	4000	4F10095		00257549	
2	1417035	D2021	Backflow Preventer		Kit Carson International Academy / Site	Site	Ames	3000SS	1912600817		00257548	
3	1417036	D2023	Domestic Circulation/Booster Pump		Kit Carson International Academy / Site	Site	U.S. Electrical Motors	Illegible	Illegible		00257550	
4	1423724	D2023	Water Heater	100 GAL	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Throughout building	Rheem	GNU100-400	A211803373	2018	00258181	
5	1422822	D2023	Water Heater	30 GAL	Kit Carson International Academy / 00C Classrooms C1 to C6	Utility closet	Lochinvar	30SCX	MM 279092		00258208	
6	1422810	D2023	Water Heater	30 GAL	Kit Carson International Academy / 00C Classrooms C1 to C6	Utility closet						
7	1424095	D2023	Water Heater	30 GAL	Kit Carson International Academy / 00F Admin	Attic	A. O. Smith	DEL-30 110	1643103717314		00258172	
8	1422779	D2023	Water Heater	30 GAL	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Rheem / Ruud			2003		
9	1423694	D2091	Air Compressor	2 HP	Kit Carson International Academy / 00D Classrooms D1 to D8	Building exterior	Emerson	KAKA-010A-TAC-800	18G62161R			

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1423677	D3016	Solar Inverter	6000 WATTS	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Sunnyboy	SB6000U	2000145322G	2006	00258130	
2	1423669	D3016	Solar Inverter	6000 WATTS	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Sunnyboy	SB6000U	2000145371G	2006	00258131	
3	1423679	D3016	Solar Inverter	6000 WATTS	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Sunnyboy	SB6000U	2000145352G	2006	00258132	
4	1423681	D3016	Solar Inverter	6000 WATTS	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Sunnyboy	SB6000U	2000145380G	2006	00258128	
5	1423691	D3016	Solar Inverter	6000 WATTS	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Sunnyboy	SB6000U	2000145382G	2006	00258129	
6	1423674	D3016	Solar Panel		Kit Carson International Academy / 00D Classrooms D1 to D8	Roof	No tag/plate found	No tag/plate found	No tag/plate found			125
7	1424292	D3031	Chiller	100 TON	Kit Carson International Academy / 00G Gymnasium/Mechanical	Site	Trane	RTA1004XN01A3D0BG	U03G0628	2003	00258106	
8	1422589	D3032	Condensing Unit/Heat Pump	5 TON	Kit Carson International Academy / 00A Library	Building exterior	Carrier	24ABB360A0062011	1517E073623	2017	00258122	
9	1422577	D3032	Condensing Unit/Heat Pump	5 TON	Kit Carson International Academy / 00A Library	Building exterior	Carrier	24ABB360A0062011	1517E07362	2017	00258081	
10	1422580	D3032	Condensing Unit/Heat Pump	5 TON	Kit Carson International Academy / 00A Library	Building exterior	Carrier	24ABB360A0062011	1517E07361	2017	00258083	
11	1422582	D3032	Condensing Unit/Heat Pump	5 TON	Kit Carson International Academy / 00A Library	Building exterior	Carrier	24ABB360A0062011	1517E07371	2017	00258121	
12	1422588	D3032	Condensing Unit/Heat Pump	5 TON	Kit Carson International Academy / 00A Library	Building exterior	Carrier	24ABB360A0062011	1517E07349	2017	00258082	
13	1424091	D3032	Condensing Unit/Heat Pump [F1]	4 TON	Kit Carson International Academy / 00F Admin	Building exterior	Carrier	ZI24ABB348A0061011	0417E09199	2017	00258137	
14	1424077	D3032	Condensing Unit/Heat Pump [F2]	4 TON	Kit Carson International Academy / 00F Admin	Building exterior	Carrier	ZI24ABB348A0061011	0417E091956	2017	00258158	
15	1424082	D3032	Condensing Unit/Heat Pump [F3]	4 TON	Kit Carson International Academy / 00F Admin	Building exterior	Carrier	ZI24ABB348A0061011	0417E09195	2017	00258157	
16	1424084	D3032	Condensing Unit/Heat Pump [F-4]	4 TON	Kit Carson International Academy / 00F Admin	Building exterior	Carrier	ZI24ABB348A0061011	0417E16419	2017	00258136	
17	1424093	D3032	Condensing Unit/Heat Pump [F5]	4 TON	Kit Carson International Academy / 00F Admin	Building exterior	Carrier	ZI24ABB348A0061011	S4316E01917	2017	00258156	
18	1424087	D3032	Condensing Unit/Heat Pump [F6]	3 TON	Kit Carson International Academy / 00F Admin	Building exterior	Carrier	ZI24ABB348A0061011	0517E00633	2017	00258138	
19	1422592	D3032	Ductless Split System	1.5 TON	Kit Carson International Academy / 00A Library	Building exterior	Mitsubishi	PUZ-A18NKA7	6XU00571A	2016	00258123	
20	1422815	D3041	Air Handler (AHU)	1500 CFM	Kit Carson International Academy / 00C Classrooms C1 to C6	Attic	Trane	No tag/plate found	U5L-042810		00258135	
21	1422808	D3041	Air Handler (AHU)	1500 CFM	Kit Carson International Academy / 00C Classrooms C1 to C6	Attic	Trane	No tag/plate found	U5L-042836		00258205	
22	1422807	D3041	Air Handler (AHU)	1500 CFM	Kit Carson International Academy / 00C Classrooms C1 to C6	Attic	Trane	No tag/plate found	U5L-042844		00258206	
23	1422806	D3041	Air Handler (AHU)	1500 CFM	Kit Carson International Academy / 00C Classrooms C1 to C6	Attic	Trane	Inaccessible	Inaccessible		00258204	
24	1422772	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	U5L-042819*		00258166	
25	1423685	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Trane	No tag/plate found	U5L-42816		00258093	
26	1423665	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Trane	No tag/plate found	U5L-0428313		00258125	
27	1423666	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Attic	Trane	No tag/plate found	UGA-0428332		00258184	
28	1422780	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	U5L-042822		00258169	
29	1423684	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Attic	Trane	No tag/plate found	UGA-042833		00258186	
30	1422775	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	U5L-042841		00258168	
31	1422783	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	U5L-042808		00258189	
32	1423671	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Trane	No tag/plate found	U5L-042847		00258094	
33	1422781	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	U5L-042819		00258210	
34	1422771	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	U5L-042834		00258190	
35	1423686	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Trane	No tag/plate found	U5L-042843		00258126	
36	1423675	D3041	Air Handler (AHU)	2000 CFM	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Trane	No tag/plate found	Inaccessible		00258095	
37	1423693	D3041	Air Handler (AHU) [AC 4]	2000 CFM	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Attic	Trane	No tag/plate found	UGA-042831		00258185	
38	1423695	D3041	Fan	2000 CFM	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Move to 00E	Marathon	5K46KN4085X	J11J120066		00258187	
39	1423678	D3041	Fan	2000 CFM	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Move to 00E	Marathon	5K46KN4085X	H12J170072		00258188	
40	1422812	D3041	Fan	4000 CFM	Kit Carson International Academy / 00C Classrooms C1 to C6	Attic	Westinghouse				00258207	
41	1422814	D3041	Fan	4000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	No tag/plate found		00258195	
42	1423690	D3041	Fan	4000 CFM	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Trane	Inaccessible	Inaccessible			
43	1423676	D3041	Fan [RE-2]	4000 CFM	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Trane	Inaccessible	Inaccessible		00258096	
44	1422774	D3041	Fan [RF-1]	4000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	No tag/plate found		00258195	
45	1422769	D3041	Fan [RF-2]	4000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	No tag/plate found		00258191	
46	1422768	D3041	Fan [RF-2]	4000 CFM	Kit Carson International Academy / 00B Classrooms B1 to B8	Attic	Trane	No tag/plate found	No tag/plate found		00258192	
47	1424635	D3042	Exhaust Fan [aHEF H1]	1500 CFM	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Roof	Greenheck	VK-H-10-A7-X	14891556	2017	00258203	

48	1424639	D3042	Exhaust Fan [REF H1]	1500 CFM	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Roof	Greenheck	QUE-141-B-X	14896324		00258112
49	1424628	D3042	Exhaust Fan [REF H3]	1000 CFM	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Roof	Greenheck	QUE-099-B-X	14896343		00258113
50	1424632	D3042	Exhaust Fan	1500 CFM	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Roof	Greenheck	QUE-141-B-X	14896333		00258196
51	1424291	D3045	Distribution Pump	7.5 HP	Kit Carson International Academy / 00G Gymnasium/Mechanical	Site	General Electric	5K213FL2023	45BC03XP		00258109
52	1424086	D3051	Furnace [F1]	80 MBH	Kit Carson International Academy / 00F Admin	Attic	Carrier	ZI59SP5A080E211220	S0517A58206	2017	00258155
53	1424092	D3051	Furnace [F2]	80 MBH	Kit Carson International Academy / 00F Admin	Attic	Carrier	ZI59SP5A080E211220	S0517A58209	2017	00258153
54	1424083	D3051	Furnace [F3]	80 MBH	Kit Carson International Academy / 00F Admin	Attic	Carrier	ZI59SP5A080E211220	S0517A58226	2017	00258152
55	1424080	D3051	Furnace [F4]	80 MBH	Kit Carson International Academy / 00F Admin	Attic	Carrier	ZI59SP5A080E211220	S0517A58208	2017	00258154
56	1424079	D3051	Furnace [F5]	80 MBH	Kit Carson International Academy / 00F Admin	Attic	Carrier	ZI59SP5A080E211220	S0517A58224	2017	00258151
57	1424088	D3051	Furnace [F6]	80 MBH	Kit Carson International Academy / 00F Admin	Attic	Carrier	ZI59SP5A080E211220	S0517A58497	2017	00258173
58	1422593	D3051	Furnace [F-A-1]	80 MBH	Kit Carson International Academy / 00A Library	Attic	Carrier	ZI59SP5A080E211220	S1317A60694	2017	00258076
59	1422590	D3051	Furnace [F-A-2]	80 MBH	Kit Carson International Academy / 00A Library	Attic	Carrier	ZI59SP5A080E211220	S1317A60696	2017	00258077
60	1422578	D3051	Furnace [F-A-3]	80 MBH	Kit Carson International Academy / 00A Library	Attic	Carrier	ZI59SP5A080E211220	S1317A60683	2017	00258078
61	1422585	D3051	Furnace [F-A-4]	80 MBH	Kit Carson International Academy / 00A Library	Attic	Carrier	ZI59SP5A080E211220	S1317A60699	2017	00258098
62	1422591	D3051	Furnace [F-A-5]	80 MBH	Kit Carson International Academy / 00A Library	Attic	Carrier	ZI59SP5A080E211220	S1317A60706	2017	00258080
63	1424288	D3052	Packaged Unit (RTU) [AC G1]	18 TON	Kit Carson International Academy / 00G Gymnasium/Mechanical	Site	Aaon	RN-018-3-0-EB09- 244	201607-BNGN54055	2016	00258107
64	1424287	D3052	Packaged Unit (RTU) [AC G2]	18 TON	Kit Carson International Academy / 00G Gymnasium/Mechanical	Site	Aaon	RN-018-3-0-EB09-244	201607-BNGN54056	2016	00258111
65	1424637	D3052	Packaged Unit (RTU) [AC-H-1]	4 TON	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Roof	Aaon	RN-006-3-0-EB09-222	201702-ANGF5923 1	2017	00258197
66	1424634	D3052	Packaged Unit (RTU) [AC-H-2]	6 TON	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Roof	Aaon	RN-006-3-0-EB09-222	201702-ANGF58742	2017	00258198
67	1424636	D3052	Packaged Unit (RTU) [AC-H-3]	5 TON	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Roof	Aaon	RQ-005-3-V-CB01 -212	201702-AYGE 15425	2017	00258199
68	1424643	D3052	Packaged Unit (RTU) [AC-H4]	11 TON	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Roof	Aaon	RQ-004-3-V-CB01-212	201702-AYGD15424	2017	00258201
69	1424629	D3052	Packaged Unit (RTU) [AC-H-5]	11 TON	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Roof	Aaon	RN-011-3-0- EA09 - 2 F2	201702-ANGZ58724	2017	00258202

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1417001	D4031	Fire Extinguisher		Kit Carson International Academy / H1-H5 Classrooms, Theatre	Throughout						5
2	1416795	D4031	Fire Extinguisher		Kit Carson International Academy / 00C Classrooms C1 to C6	Throughout						
3	1416972	D4031	Fire Extinguisher		Kit Carson International Academy / 00G Gymnasium/Mechanical	Throughout						2
4	1416832	D4031	Fire Extinguisher		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Throughout						2
5	1416809	D4031	Fire Extinguisher		Kit Carson International Academy / 00D Classrooms D1 to D8	Throughout						8
6	1416933	D4031	Fire Extinguisher		Kit Carson International Academy / 00F Admin	Throughout						2
7	1416774	D4031	Fire Extinguisher		Kit Carson International Academy / 00B Classrooms B1 to B8	Throughout						
8	1416760	D4031	Fire Extinguisher		Kit Carson International Academy / 00A Library	Throughout						

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1424296	D5012	Building/Main Switchboard	2500 AMP	Kit Carson International Academy / 00G Gymnasium/Mechanical	Site	Eaton	SSR0705657	A 16444827	2016	00258108	
2	1417003	D5012	Main Distribution Panel	AMP	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Electrical room					00257547	
3	1416997	D5012	Main Distribution Panel	600 AMP	Kit Carson International Academy / H1-H5 Classrooms, Theatre	Electrical room					00257546	
4	1422818	D5012	Main Distribution Panel	400 AMP	Kit Carson International Academy / 00C Classrooms C1 to C6	Utility closet	Westinghouse	SR80835	BG115815		00258134	
5	1424286	D5012	Main Distribution Panel	400 AMP	Kit Carson International Academy / 00G Gymnasium/Mechanical	Site	Inaccessible	Inaccessible	Inaccessible		00258110	
6	1422782	D5012	Main Distribution Panel	400 AMP	Kit Carson International Academy / 00B Classrooms B1 to B8	Utility closet	Inaccessible	Inaccessible	Inaccessible		00258209	
7	1424090	D5012	Main Distribution Panel	500 AMP	Kit Carson International Academy / 00F Admin	Utility closet	Westinghouse	SR80836			00258171	
8	1423722	D5012	Main Distribution Panel	600 AMP	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Mechanical room	Westinghouse	SR80835	No tag/plate found		00258182	
9	1422584	D5012	Secondary Transformer	30 kVA	Kit Carson International Academy / 00A Library	Attic	Square D	EX30T3HNLP	0121617125	2016	00258079	
10	1422767	D5012	Secondary Transformer	45 kVA	Kit Carson International Academy / 00B Classrooms B1 to B8	Building exterior	MGM Transformer Company	AC370-G0303	05-07-05-81234A-2		00258193	
11	1422773	D5012	Secondary Transformer	45 kVA	Kit Carson International Academy / 00B Classrooms B1 to B8	Building exterior	Westinghouse	V48m	75E3483		00258170	
12	1423688	D5012	Secondary Transformer	45 kVA	Kit Carson International Academy / 00D Classrooms D1 to D8	Building exterior	MGM Transformer Company	AC370-G0383	05-07-05-81234A-3		00258092	
13	1422820	D5012	Secondary Transformer	45 kVA	Kit Carson International Academy / 00C Classrooms C1 to C6	Building exterior	MGM Transformer Company	AC370-G0383	05-07-05-81234A-1		00258194	
14	1423667	D5012	Secondary Transformer	45 kVA	Kit Carson International Academy / 00D Classrooms D1 to D8	Attic	Westinghouse	V48M28T12E	No tag/plate found		00258124	
15	1422811	D5012	Secondary Transformer	75 kVA	Kit Carson International Academy / 00C Classrooms C1 to C6	Utility closet	Westinghouse	75A750	V48M2ST75F		00258133	
16	1423708	D5012	Secondary Transformer [TE]	112.5 kVA	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Mechanical room	Westinghouse	V48M28T12E			00258183	
17	1416815	D5022	Light Fixture		Kit Carson International Academy / 00D Classrooms D1 to D8	Building exterior						17
18	1416803	D5022	Light Fixture		Kit Carson International Academy / 00C Classrooms C1 to C6	Building exterior						7
19	1416858	D5022	Light Fixture		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Building exterior						10
20	1416770	D5022	Light Fixture		Kit Carson International Academy / 00B Classrooms B1 to B8	Building exterior						13
21	1417014	D5022	Light Fixture		Kit Carson International Academy / H1-H5 Classrooms, Theatre	Building exterior						23
22	1416751	D5022	Light Fixture		Kit Carson International Academy / 00A Library	Building exterior						6
23	1416979	D5022	Light Fixture		Kit Carson International Academy / 00G Gymnasium/Mechanical	Building exterior						9
24	1416951	D5022	Light Fixture		Kit Carson International Academy / 00F Admin	Throughout						18
25	1416983	D5022	Light Fixture		Kit Carson International Academy / 00H Restrooms	Building exterior						2
26	1424094	D5037	Fire Alarm Control Panel		Kit Carson International Academy / 00F Admin	Utility closet	Honeywell	NFC-50DA			00258139	
27	1422587	D5037	Fire Alarm Control Panel		Kit Carson International Academy / 00A Library	Utility closet	Honeywell	NFS3030D	No tag/plate found		00258097	
28	1416935	D5092	Exit Lighting Fixture		Kit Carson International Academy / 00F Admin	Throughout						8

29	1416814	D5092	Exit Lighting Fixture		Kit Carson International Academy / 00D Classrooms D1 to D8							2
30	1416752	D5092	Exit Lighting Fixture		Kit Carson International Academy / 00A Library		Throu					4
31	1416857	D5092	Exit Lighting Fixture		Kit Carson International Academy / 00E Multipurpose Room / Kitchen		Throughout					4
32	1416970	D5092	Exit Lighting Fixture		Kit Carson International Academy / 00G Gymnasium/Mechanical		Throughout					6
33	1417007	D5092	Exit Lighting Fixture		Kit Carson International Academy / H1-H5 Classrooms, Theatre		Throughout					4

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1417005	E1027	Laboratory Exhaust Hood		Kit Carson International Academy / H1-H5 Classrooms, Theatre	Classroom					00257537	
2	1416847	E1093	Commercial 8 - 10 LF	10 LF	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Aqua matic	S.CA	42542		00257489	
3	1416835	E1093	Commercial Convection Oven, Double		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Southbend	SLGS/22SC	16F42805			
4	1416849	E1093	Commercial Convection Oven, Double		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Southbend	SLGS/22SC	1 5B11180		00257485	
5	1416867	E1093	Commercial Food Warmer		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen		H137SUA12D			00257483	
6	1416846	E1093	Commercial Food Warmer		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	CresCor	131 S PHUA-11	D IB		00257481	
7	1416856	E1093	Commercial Food Warmer		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen		http://crescor.com/qrcode/H-137-SUA-12D			00257476	
8	1416821	E1093	Commercial Food Warmer		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	CresCor	H137UA12C	GAI-J181332-1300		00257488	
9	1416828	E1093	Commercial Freezer, 2-Door Reach-In		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	True Manufacturing Co	TS-49F	8476107		00257491	
10	1416855	E1093	Commercial Freezer, 2-Door Reach-In		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Manitowoc				00257480	
11	1416822	E1093	Commercial Freezer, 2-Door Reach-In		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Traulsen	GLT 2-32 NUT	C-24337		00257492	
12	1416844	E1093	Commercial Garbage Disposal, 1 to 3 HP		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen		PRO EXCEL C	w08051612439		00257490	
13	1416848	E1093	Commercial Griddle		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen		LPAGA-30	G17JB063070		00257494	
14	1416850	E1093	Commercial LF	LF	Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Aqua matic	8-2	42744		00257484	
15	1416826	E1093	Commercial Range, 2-Burner		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen		Illegible	Illegible		00257487	
16	1416829	E1093	Commercial Refrigerator, 1-Door Reach-In		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Beverage-Air	SM58N	2354169		00257504	
17	1416831	E1093	Commercial Refrigerator, 1-Door Reach-In		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Beverage-Air	SM58N-W	11407525		00257505	
18	1416838	E1093	Commercial Refrigerator, 2-Door Reach-In		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	True Manufacturing Co	T-49	1-4470016		00257482	
19	1416851	E1093	Commercial Refrigerator, 4-Door Reach-In		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Traulsen	G31003	T722960L92		00257477	
20	1416823	E1093	Commercial Steamer, Tabletop		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen		ECc-4SR			00257478	
21	1416825	E1093	Commercial Steamer, Tabletop		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Duke Manufacturing	TCC-4SR			00257479	
22	1416863	E1093	Commercial Walk-In Refrigerator		Kit Carson International Academy / 00E Multipurpose Room / Kitchen	Kitchen	Russell	Illegible	Illegible		00257493	
23	1424294	E1099	Bleacher	1 - 15 TIER	Kit Carson International Academy / 00G Gymnasium/Mechanical	Gymnasium						360

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1425255	G4021	Site Pole Light	200 WATT	Kit Carson International Academy / Site	Site						3