



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95850



OAK RIDGE ELEMENTARY SCHOOL
4501 Martin L. King Jr. Boulevard
Sacramento, California 95820

PREPARED BY:

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

EMG CONTACT:

Matthew Anderson
Program Manager
800.733.0660 x7613
mfanderson@emgcorp.com

EMG PROJECT #:

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DATE OF REPORT:

June 10, 2020

ONSITE DATE:

September 4, 2019



Dude Solutions

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1. Executive Summary

Portfolio Overview and Assessment Details

| General Information | |
|--|--|
| Property Type | Elementary School |
| Main Address | 4501 Martin L. King Jr. Boulevard, Sacramento, California 95820 |
| Building Construction Dates | Main Building (001): 1951, renovated 1999 Classrooms 1 to 4 (002): 1951, renovated 1999 Portable Restrooms (P01): 1960, renovated 1999 Portable Classrooms 9 to 15 (P02): 1952-1960, renovated 1999 Portable Classroom 16 to 18 (P03-P04-P05): 1989 Portable Classrooms 19 and 20 (P06): 1999 Portable Classroom 21 and 22 (P07-P08): 1960, renovated 1999 Portable Classrooms 23 to 25 (P09): 1967, renovated 1999 Portable Classrooms 26 to 28 (P10): 1998 Lounge 29 and Portable Classroom 30 (P11-P12): 1954-1960, renovated 1999 |
| Number of Buildings | 14 |
| Current Occupants | Oak Ridge Elementary School |
| Date of Visit | September 4, 2019 |
| Management Point of Contact | DLR Group , Mark Covington, Senior Project Manager/Senior Associate 916.446.0206 phone mcovington@dlrgroup.com email |
| On-site Point of Contact (POC) | Ms. Charmaine Brown |
| Assessment and Report Prepared By | Mary Venable |
| Reviewed By | Daniel White, Technical Report Reviewer for Matthew Anderson, Program Manager mfanderson@emgcorp.com 800.733.0660 x7613 |

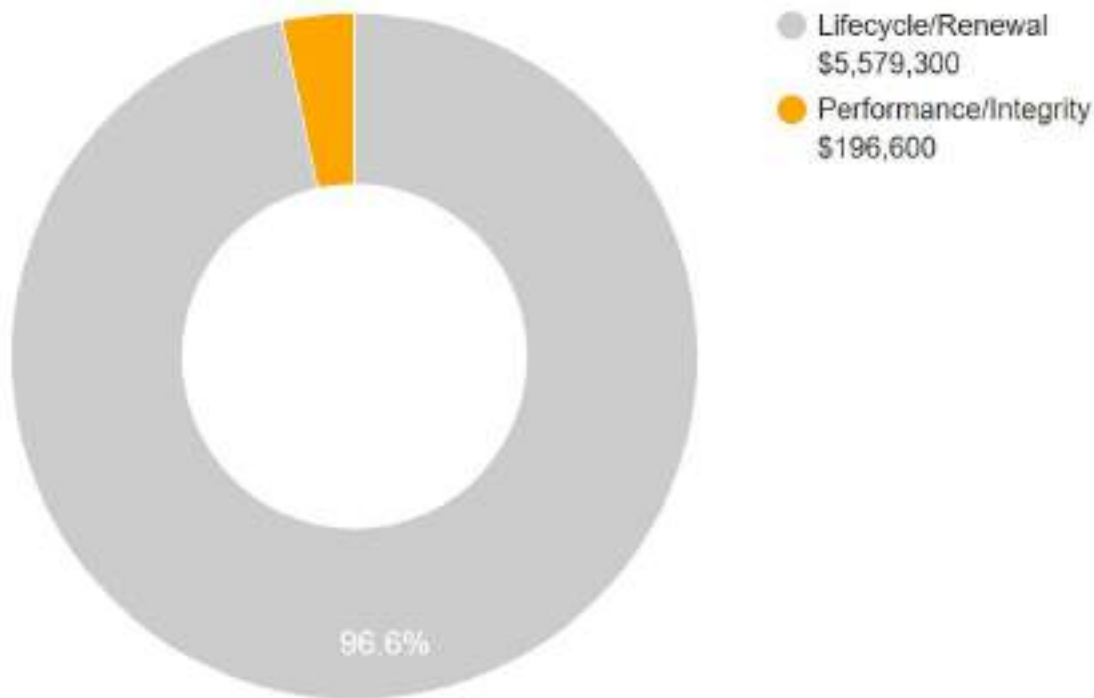
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,775,900

Portfolio-Level Findings and Deficiencies

Historical Summary

The original buildings were constructed in 1951. According to information provided to EMG, the portable buildings were added at various times beginning in 1952, with the most recent dating from 1999. The school received a major remodel in 1999, including interior work and new HVAC units. Windows were replaced more recently in the major buildings.

Architectural

All buildings appear to have been remodeled, or in the case of the newest portables, to have had finishes replaced. The buildings are in overall fair condition. The exterior finishes appeared sound. The condition of the roofing varied; the roofing on Building P02 is bubbling and cracked and will need replacement in the short term. Other bituminous roofs, while in fair condition, are at the end of their expected useful life. The roofs of Buildings 001 and P03 have been refinished with single-ply roofing. The metal roofing on the portable buildings shows little rust and is in fair condition.

Windows in 001, 002 and P02 have been replaced with robust quality aluminum windows. Other windows are original single-pane that are not energy efficient.

Interior finishes are generally in fair condition and are replaced as needed. Older carpet is being replaced with carpet tiles. Classrooms in the permanent buildings have original vinyl-asbestos floor tile, which appears to be in fair condition but is long past its expected useful life.

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

Mechanical, Electrical, Plumbing and Fire (MEPF)

Mechanical systems were upgraded in the 1999 remodel, based on equipment manufacture dates. Buildings 001 and 002 are heated and cooled by rooftop gas-fired package units. A previous boiler system in 001 was removed. Buildings P02, P09, P11 and P12 have split systems with roof-mounted condenser units and a gas-fired furnace in each classroom. The furnaces are high efficiency units but are at the end of their expected useful life. The other portable buildings have wall-mounted heat pumps which are also at or near the end of their expected useful life. The portable restroom building is unconditioned. Supplemental systems include exhaust fans.

Kitchen equipment appeared to be in fair condition and operational.

Electrical systems appear to have been upgraded in the 1999 remodel, based on apparent ages of electrical panels, although older distribution panels remain in classrooms. The systems include copper branch wiring. No particular problems were reported with the electrical systems or their capacity.

Plumbing supply piping is copper, with cast iron waste piping. No particular issues of leaks or clogs were reported. Restroom plumbing fixtures were standard flow porcelain fixtures and appeared to be in good to fair condition. Each classroom has a stainless steel sink, with standard flow aerators. Domestic water is heated by electric water heaters.

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

Concrete paving throughout the campus is generally in fair condition, without significant cracking. The asphalt play area and parking lot are in fair condition, with some longitudinal cracks that have been sealed. Seal coating appears to have been within the past five years. Accessible parking and an accessible route throughout the campus are provided. Steel tube and chain link fencing throughout the campus is in fair condition.

Recommended Additional Studies

No additional studies recommended at this time

Facility Condition Index (FCI)

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

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

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

| Facility (year built) | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|---|---------|----------|-------------------|---------|--------|--------|---------|
| Oak Ridge Elementary School / 001 Main Building | \$750 | 16,803 | \$12,602,250 | 0.0% | 2.2% | 8.2% | 15.1% |
| Oak Ridge Elementary School / 002 Classrooms 1 to 4 | \$750 | 5,095 | \$3,821,250 | 0.0% | 4.5% | 5.2% | 18.0% |
| Oak Ridge Elementary School / P01 Portable Restrooms | \$450 | 491 | \$220,950 | 0.0% | 0.0% | 8.3% | 34.8% |
| Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | \$450 | 6,878 | \$3,095,100 | 0.0% | 8.6% | 9.3% | 22.5% |
| Oak Ridge Elementary School / P03-P04-P05 Portable Classrooms 16 to 18 | \$450 | 2,980 | \$1,296,000 | 0.0% | 1.2% | 7.6% | 18.8% |
| Oak Ridge Elementary School / P06 Portable Classrooms 19 and 20 | \$450 | 1,920 | \$864,000 | 0.0% | 1.9% | 3.9% | 14.1% |
| Oak Ridge Elementary School / P07-P08 Portable Classrooms 21 and 22 | \$450 | 1,943 | \$874,350 | 0.0% | 1.6% | 3.6% | 21.3% |
| Oak Ridge Elementary School / P09 Portable Classrooms 23 to 25 | \$450 | 1,920 | \$864,000 | 1.0% | 2.4% | 6.7% | 24.3% |
| Oak Ridge Elementary School / P10 Portable Classrooms 26 to 28 | \$450 | 1,920 | \$864,000 | 0.0% | 4.1% | 4.1% | 23.7% |
| Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30 | \$450 | 3,886 | \$1,748,700 | 0.0% | 4.3% | 6.4% | 12.3% |

Immediate Needs

| Facility/Building | Total Items | Total Cost |
|-----------------------------|-------------|----------------|
| Oak Ridge Elementary School | 2 | \$1,577 |
| Total | 2 | \$1,577 |

Oak Ridge Elementary School

| ID | Location | Location Description | UF Code | Description | Condition | Plan Type | Cost |
|------------------------|---|----------------------|---------|---|-----------|-----------------------|----------------|
| 1473605 | Oak Ridge Elementary School / Site | Site, driveway | G2022 | Parking Lots, Asphalt Pavement, Cut & Patch | Poor | Performance/Integrity | \$754 |
| 1423444 | Oak Ridge Elementary School / 002 Classrooms 1 to 4 | Classroom - 002 | E2012 | Kitchen Cabinetry, Stock Hardwood, Replace | Poor | Performance/Integrity | \$823 |
| Total (2 items) | | | | | | | \$1,577 |

Key Findings



Roof in Poor condition.

Modified Bituminous
P02 Portable Classrooms 9 to 15 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$127,100

\$\$\$\$

Roofing has blisters and cracks, has been recoated, reportedly does not leak. - AssetCALC ID: 1423423



Window in Poor condition.

Steel 12 SF, 1-2 Stories
001 Main Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$48,300

\$\$\$\$

Windows are original single pane and do not close tightly. - AssetCALC ID: 1423583



Parking Lots in Poor condition.

Asphalt Pavement
Site, driveway

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

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Alligator cracking - AssetCALC ID: 1423605



Interior Wall Finish in Poor condition.

any surface
P09 Portable Classrooms 23 to 25 Throughout building

Uniformat Code: C3012
Recommendation: **Prep & Paint in 2020**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,700

\$\$\$\$

Paint on walls is mismatched and discolored. - AssetCALC ID: 1423447



Kitchen Cabinetry in Poor condition.

Stock Hardwood
002 Classrooms 1 to 4 Classroom - 002

Uniformat Code: E2012
Recommendation: **Replace in 2019**

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Investigate musty odor and replace wood cabinet bottom. - AssetCALC ID: 1423444

2. Permanent Buildings (001, 002)



Permanent Buildings (001, 002): Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 4501 Martin L. King Jr. Boulevard, Sacramento, California 95820 | |
| Constructed/ Renovated | 1951 | |
| Building Size | Building 001: 16,803 SF Building 002: 5,095 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood frame structures on concrete slab | Fair |
| Façade | Stucco with aluminum and steel windows | Fair |
| Roof | Primary: Flat construction with coated single-ply TPO/PVC membrane | Fair |
| Interiors | Walls: Painted gypsum board or plaster Floors: Carpet, VCT, ceramic tile, vinyl sheet, wood strip Ceilings: Painted gypsum board, ACT | Fair |
| Elevators | Wheelchair lift | Fair |
| Plumbing | Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in restrooms | Fair |

| Permanent Buildings (001, 002): Systems Summary | | |
|---|--|------|
| HVAC | Individual package units Supplemental components: rooftop exhaust fans | Fair |
| Fire Suppression | Fire extinguishers, fire hose | Good |
| Electrical | Source & Distribution: Main distribution with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |
| Equipment/Special | Commercial kitchen equipment | Fair |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. | |
| Key Issues and Findings | Asbestos-containing floor tile; HVAC equipment at end of its expected lifespan; small windows are older, single-glazed units | |

| Main Building (001): Systems Expenditure Forecast | | | | | | |
|---|-----------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | - | \$51,200 | \$50,900 | - | \$101,100 | \$203,300 |
| Roofing | - | - | \$616,200 | \$9,400 | - | \$625,500 |
| Interiors | - | \$12,300 | \$143,400 | \$152,000 | \$378,400 | \$686,100 |
| Elevators | - | - | \$29,200 | - | - | \$29,200 |
| Plumbing | - | \$2,300 | \$18,900 | \$22,200 | \$580,800 | \$624,200 |
| Fire Suppression | - | - | - | \$13,100 | \$9,700 | \$22,800 |
| HVAC | - | \$173,200 | \$8,600 | \$128,300 | \$18,100 | \$328,200 |
| Electrical | - | - | \$2,000 | \$262,900 | \$106,800 | \$371,800 |
| Fire Alarm & Comm | - | \$22,500 | - | \$123,900 | \$35,000 | \$181,400 |
| Equipment/Special | - | \$24,500 | \$44,000 | \$53,700 | \$109,800 | \$232,000 |
| TOTALS | - | \$286,000 | \$913,200 | \$765,600 | \$1,339,700 | \$3,304,500 |

| Classrooms 1 to 4 (002): Systems Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | - | - | \$24,100 | \$120,900 | \$50,200 | \$195,200 |
| Roofing | - | \$107,900 | - | \$3,100 | - | \$111,000 |
| Interiors | - | - | \$3,100 | \$92,100 | \$87,800 | \$183,000 |
| Plumbing | - | - | - | \$124,400 | \$7,000 | \$131,400 |
| Fire Suppression | - | - | - | \$2,000 | \$2,700 | \$4,700 |
| HVAC | - | \$65,900 | - | \$37,600 | - | \$103,500 |
| Electrical | - | - | - | \$86,200 | \$33,900 | \$120,100 |
| Fire Alarm & Comm | - | - | - | \$37,600 | - | \$37,600 |
| Equipment/Special | \$800 | \$900 | - | - | \$2,900 | \$4,600 |
| TOTALS | \$800 | \$174,700 | \$27,200 | \$503,900 | \$184,500 | \$891,100 |

3. Portable Restrooms (P01)



Portable Restrooms (P01): Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 4501 Martin L. King Jr. Boulevard, Sacramento, California 95820 | |
| Constructed/ Renovated | 1960, renovated 1999 | |
| Building Size | 491 SF | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Modular wood frame structure on steel floor frame | Fair |
| Façade | Painted stucco and wood with aluminum windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Fair |
| Interiors | Walls: Painted gypsum board or plaster, fiber-reinforced panel (FRP) Floors: Vinyl sheeting Ceilings: Painted gypsum board or plaster | Fair |
| Elevators | None | Fair |
| Plumbing | Copper supply and cast iron waste & venting No hot water Toilets and sinks in all restrooms | Fair |
| HVAC | Unconditioned; roof-mounted exhaust fans | Fair |

Portable Restrooms (P01): Systems Summary

| | | |
|--------------------------------|--|------|
| Fire Suppression | None | -- |
| Electrical | Source & Distribution: Main distribution 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 | Older, single pane windows | |

Portable Restrooms (P01): Systems Expenditure Forecast

| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|-------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade | - | - | \$4,500 | \$11,700 | \$6,100 | \$22,200 |
| Roofing | - | - | \$12,200 | - | - | \$12,200 |
| Interiors | - | - | - | \$2,800 | \$32,900 | \$35,800 |
| Plumbing | - | - | \$2,200 | \$26,500 | \$6,100 | \$34,800 |
| HVAC | - | - | - | \$8,300 | - | \$8,300 |
| Electrical | - | - | - | \$7,200 | \$2,400 | \$9,600 |
| Fire Alarm & Comm | - | - | - | \$3,600 | - | \$3,600 |
| TOTALS | - | - | \$18,900 | \$60,100 | \$47,500 | \$126,500 |

4. Portable Classrooms 9 to 15 (P02)



Portable Classrooms 9 to 15 (002): Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 4501 Martin L. King Jr. Boulevard, Sacramento, California 95820 | |
| Constructed/ Renovated | 1952-1960, renovated 1999 | |
| Building Size | 6,878 SF | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Concrete bearing walls and wood roof | Good |
| Façade | Painted stucco and wood with aluminum and steel windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Poor |
| Interiors | Walls: Painted gypsum board or plaster, FRP Floors: Carpet, VCT, sheet vinyl Ceilings: Glued-on ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast iron waste & venting No hot water Toilets in restrooms | Fair |
| HVAC | Split systems with gas furnaces and rooftop condensing units in each classroom | Fair |

Portable Classrooms 9 to 15 (002): Systems Summary

| | | |
|--------------------------------|---|------|
| Fire Suppression | Fire extinguishers | Fair |
| Electrical | Source & Distribution: Main distribution panel with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. | |
| Key Issues and Findings | Deteriorated modified bituminous roofing, older single-glazed windows at rear elevation; HVAC units are at end of expected lifespan | |

Portable Classrooms 9 to 15 (002): Systems Expenditure Forecast

| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|-------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Facade | - | \$35,300 | - | - | \$68,200 | \$103,500 |
| Roofing | - | \$134,900 | - | \$4,600 | - | \$139,500 |
| Interiors | - | \$6,000 | \$21,000 | \$122,400 | \$110,500 | \$259,900 |
| Plumbing | - | - | - | \$75,200 | - | \$75,200 |
| Fire Suppression | - | - | - | \$3,500 | \$4,800 | \$8,300 |
| HVAC | - | \$98,600 | - | \$50,700 | \$85,000 | \$234,300 |
| Electrical | - | - | - | \$114,600 | \$42,600 | \$157,100 |
| Fire Alarm & Comm | - | - | - | \$50,700 | - | \$50,700 |
| TOTALS | - | \$274,800 | \$21,000 | \$421,700 | \$311,100 | \$1,028,500 |

5. Portable Classrooms (P03-P12)



Portable Classrooms (P03-P12): Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 4501 Martin L. King Jr. Boulevard, Sacramento, California 95820 | |
| Constructed/ Renovated | 1954-1999, renovated 1999 | |
| Building Size | P03, P04, P05, P06, P08: 960 SF each P07, P11, P12: 983 SF each P09, P10: 1,920 SF each | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Modular wood structure on steel floor frame | Fair |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with single-ply, modified bituminous or metal finish | Fair |
| Interiors | Walls: Vinyl Floors: VCT, carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast iron waste & venting No hot water | Fair |

Portable Classrooms (P03-P12): Systems Summary

| | | |
|--------------------------------|--|------|
| HVAC | Wall-mounted heat pump units, split systems | Fair |
| Fire Suppression | Fire extinguishers | Good |
| Electrical | Source & Distribution: Main distribution panel in remote cabinet with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations, back-up emergency lights | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. | |
| Key Issues and Findings | HVAC equipment is at the end of its expected lifecycle, windows are single pane units | |

Portable Classroom 16 to 18 (P03-P04-P05): Systems Expenditure Forecast

| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|-------------------|-----------|---------------------|--------------------|--------------------|----------------------|------------------|
| Facade | - | - | \$7,400 | \$22,500 | \$25,700 | \$55,600 |
| Roofing | - | - | \$49,600 | \$2,500 | \$49,100 | \$101,100 |
| Interiors | - | - | \$13,300 | \$34,600 | \$82,000 | \$129,900 |
| Plumbing | - | - | - | \$26,500 | \$7,700 | \$34,200 |
| Fire Suppression | - | - | - | \$800 | \$1,000 | \$1,800 |
| HVAC | - | \$16,500 | \$14,300 | - | \$24,600 | \$55,400 |
| Electrical | - | - | - | \$42,500 | \$19,700 | \$62,100 |
| Fire Alarm & Comm | - | - | - | \$21,200 | - | \$21,200 |
| TOTALS | - | \$16,500 | \$84,600 | \$150,600 | \$209,800 | \$461,300 |

Portable Classroom 19 and 20 (P06): Systems Expenditure Forecast

| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|-------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|-----------|
| Facade | - | - | \$17,800 | \$7,000 | \$29,500 | \$54,300 |
| Roofing | - | - | - | \$1,300 | \$77,300 | \$78,600 |
| Interiors | - | - | - | \$24,800 | - | \$24,800 |
| Plumbing | - | - | - | - | \$30,000 | \$30,000 |
| Fire Suppression | - | - | - | \$1,000 | \$1,400 | \$2,400 |
| HVAC | - | \$16,500 | - | \$14,200 | - | \$30,600 |
| Electrical | - | - | - | \$28,400 | \$13,000 | \$41,400 |
| Fire Alarm & Comm | - | - | - | \$14,300 | - | \$14,300 |
| TOTALS | - | \$16,500 | \$17,800 | \$91,000 | \$151,200 | \$276,400 |

Portable Classrooms 21 and 22 (P07-P08): Systems Expenditure Forecast

| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|-------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|-----------|
| Facade | - | - | \$17,800 | - | \$21,400 | \$39,200 |
| Roofing | - | - | - | \$55,900 | - | \$55,900 |
| Interiors | - | - | - | \$45,100 | \$27,200 | \$72,300 |
| Plumbing | - | - | - | - | \$52,100 | \$52,100 |
| Fire Suppression | - | - | - | \$1,000 | \$1,400 | \$2,400 |
| HVAC | - | \$14,800 | - | \$14,300 | - | \$29,200 |
| Electrical | - | - | - | \$28,600 | \$12,500 | \$41,100 |
| Fire Alarm & Comm | - | - | - | \$14,300 | - | \$14,300 |
| TOTALS | - | \$14,800 | \$17,800 | \$159,200 | \$114,600 | \$306,500 |

Portable Classroom 23 to 25 (P09): Systems Expenditure Forecast

| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|-------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade | - | - | \$11,400 | \$19,200 | \$31,700 | \$62,200 |
| Roofing | - | - | - | \$49,800 | - | \$49,800 |
| Interiors | - | \$9,000 | \$26,500 | \$12,400 | \$52,800 | \$100,600 |
| Fire Suppression | - | - | - | \$800 | \$1,000 | \$1,800 |
| HVAC | - | \$12,600 | - | \$32,200 | - | \$44,800 |
| Electrical | - | - | - | \$28,300 | \$14,300 | \$42,600 |
| Fire Alarm & Comm | - | - | - | \$14,200 | - | \$14,200 |
| TOTALS | - | \$21,600 | \$37,900 | \$156,900 | \$99,800 | \$316,000 |

Portable Classroom 26 to 28 (P10): Systems Expenditure Forecast

| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|-------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade | - | \$11,300 | - | \$10,200 | \$19,500 | \$41,100 |
| Roofing | - | - | - | \$55,900 | - | \$55,900 |
| Interiors | - | \$4,000 | - | \$43,800 | \$29,800 | \$77,600 |
| Plumbing | - | - | - | \$6,400 | \$23,100 | \$29,500 |
| Fire Suppression | - | - | - | \$1,500 | \$2,000 | \$3,600 |
| HVAC | - | \$21,400 | - | \$13,700 | - | \$35,200 |
| Electrical | - | - | - | \$28,300 | \$12,900 | \$41,200 |
| Fire Alarm & Comm | - | - | - | \$14,200 | - | \$14,200 |
| TOTALS | - | \$36,700 | - | \$174,000 | \$87,300 | \$298,300 |

Lounge 29 and Portable Classroom 30 (P11-P12): Systems Expenditure Forecast

| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|-------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade | - | - | \$16,500 | \$12,200 | \$19,000 | \$47,700 |
| Roofing | - | \$42,700 | - | \$1,400 | - | \$44,100 |
| Interiors | - | - | \$5,500 | \$33,400 | \$24,800 | \$63,600 |
| Plumbing | - | - | \$15,600 | - | \$2,800 | \$18,400 |
| Fire Suppression | - | - | - | \$500 | \$700 | \$1,200 |
| HVAC | - | \$33,900 | - | \$14,500 | \$33,100 | \$81,500 |
| Electrical | - | - | - | \$29,300 | \$12,200 | \$41,500 |
| Fire Alarm & Comm | - | - | - | \$14,500 | - | \$14,500 |
| Equipment/Special | - | \$900 | - | - | \$1,400 | \$2,300 |
| TOTALS | - | \$77,500 | \$37,600 | \$105,800 | \$94,000 | \$314,800 |

6. Site Summary



Site Information

| | | |
|-----------------------------------|--|------------------|
| Lot Size | 7.77 acres | |
| Parking Spaces | 41 total spaces all in open lot; two 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 | Fair |
| Site Development | Property wall signage, chain link and steel tube fencing with gates, Playgrounds and play structures Asphalt play surfacing Picnic tables | Fair |
| Landscaping and Topography | Moderate landscaping features Gardens Irrigation is present No retaining walls Flat | Fair |
| Utilities | Municipal water and sewer Local utility-provided electric and natural gas | Good |
| Site Lighting | Building-mounted: Metal halide, high pressure sodium, LED | Fair |
| Ancillary Structures | Pre-fabricated storage shed | Fair |
| Accessibility | Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C. | |

Site Information

| | |
|--------------------------------|-----------------------|
| Key Issues and Findings | No significant issues |
|--------------------------------|-----------------------|

Site: Systems Expenditure Forecast

| System | Immediate | Short Term (1-3 yr) | Near Term (4-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|-------------|
| Plumbing | - | - | - | - | - | - |
| Electrical | - | - | - | \$11,100 | \$297,200 | \$308,300 |
| Pavement | \$800 | \$18,900 | - | \$21,900 | \$264,200 | \$305,700 |
| Site Development | - | \$31,400 | - | \$400,300 | \$173,500 | \$605,100 |
| Landscaping | - | - | - | \$158,000 | - | \$158,000 |
| TOTALS | \$800 | \$50,300 | - | \$591,300 | \$734,900 | \$1,377,100 |

7. Property Space Use and Observed Areas

Unit Allocation

All 41,813 square feet of the property are occupied by Oak Ridge Elementary School. The spaces are a combination of classrooms, offices, kitchen, and assembly rooms, with supporting restrooms, mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

8. ADA Accessibility

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

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

However, this does not:

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

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

The permanent buildings were constructed in 1951, with newer portables installed from 1952 through 1999. The facility underwent a significant renovation in 1999. No information was available as to whether complaints about accessibility issues have been received by the property management, no whether the property has associated litigation related to existing barriers or previously removed barriers.

No information was available as to whether an accessibility study has 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.

9. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

10. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

11. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation for an architectural master plan of Oak Ridge Elementary School, 4501 Martin L. King Jr. Boulevard, Sacramento, California 95820, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

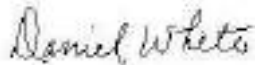
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Mary Venable, RA
Rashad Alnial
Project team

Reviewed by:



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

12. Appendices

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

Appendix A: Photographic Record



| | |
|----|-----------------------------|
| #1 | FRONT ELEVATION, BUILDING 1 |
|----|-----------------------------|



| | |
|----|------------------|
| #2 | BUILDING 1, REAR |
|----|------------------|



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|----|-----------------------|
| #3 | COURTYARD, BUILDING 1 |
|----|-----------------------|



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|----|------------|
| #4 | BUILDING 2 |
|----|------------|



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|----|-----------------------|
| #5 | PORTABLE RESTROOM P01 |
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| #6 | BUILDING P02 |
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|----|---------------------------------|
| #7 | PORTABLE CLASSROOMS P03-P04-P05 |
|----|---------------------------------|



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| #8 | BUILDING P09 |
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| #9 | BUILDING P10 |
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| #10 | BUILDING P11-P12 |
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| #11 | ROOF, BUILDING 1 |
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| #12 | ROOF, BUILDING 2 |
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| #13 | ROOF, BUILDING P02 |
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|-----|---------------------------------|
| #14 | BUBBLE IN ROOFING, BUILDING P02 |
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| #15 | METAL ROOFS AT PORTABLES |
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| #16 | FRONT ENTRY |
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|-----|-----------------------|
| #17 | ADA THRESHOLD ADAPTER |
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| #18 | ORIGINAL WINDOWS, BUILDING 1 |
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|-----|--------------------------------------|
| #19 | REPLACEMENT WINDOWS, BUILDING P02 |
|-----|--------------------------------------|



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| #20 | PORTABLE BUILDING WINDOW |
|-----|--------------------------|



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|-----|--------------|
| #21 | WATER HEATER |
|-----|--------------|



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|-----|----------------------------------|
| #22 | ORIGINAL PLUMBING, BUILDING 2 |
|-----|----------------------------------|



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|-----|-----------------------|
| #23 | ROOFTOP PACKAGED UNIT |
|-----|-----------------------|



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|-----|------------------------------|
| #24 | CONDENSING UNIT/HEAT PUMP |
|-----|------------------------------|



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|-----|---------|
| #25 | FURNACE |
|-----|---------|



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|-----|-------------------------|
| #26 | HEAT PUMP, WALL-MOUNTED |
|-----|-------------------------|



| | |
|-----|---------------------------|
| #27 | BUILDING/MAIN SWITCHBOARD |
|-----|---------------------------|



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|-----|----------------------|
| #28 | ORIGINAL SWITCHBOARD |
|-----|----------------------|



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|-----|----------------|
| #29 | EXTERIOR LIGHT |
|-----|----------------|



| | |
|-----|---------------------------|
| #30 | LIGHTING SYSTEM, INTERIOR |
|-----|---------------------------|



| | |
|-----|-----------------|
| #31 | WHEELCHAIR LIFT |
|-----|-----------------|



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|-----|--------------------------|
| #32 | FIRE ALARM CONTROL PANEL |
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| #33 | OFFICE |
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| #34 | HALLWAY |
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| #35 | CAFETERIA |
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| #36 | KITCHEN |
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| #37 | CLASSROOM |
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| #38 | VINYL-ASBESTOS FLOOR TILE IN CLASSROOM, BUILDING 1 |
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| #39 | CLASSROOM |
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| #40 | PORTABLE CLASSROOM 22 |
|-----|-----------------------|



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|-----|-------------------------|
| #41 | ROOM 23, SPEECH THERAPY |
|-----|-------------------------|



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|-----|--------------|
| #42 | STAFF LOUNGE |
|-----|--------------|



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|-----|------------------|
| #43 | STUDENT RESTROOM |
|-----|------------------|



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|-----|----------------|
| #44 | STAFF RESTROOM |
|-----|----------------|



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|-----|---------------------------|
| #45 | ACCESSIBLE STAFF RESTROOM |
|-----|---------------------------|



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|-----|-------------|
| #46 | PARKING LOT |
|-----|-------------|



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|-----|--------------------|
| #47 | ASPHALT PLAY COURT |
|-----|--------------------|



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|-----|-------------------|
| #48 | CONCRETE SIDEWALK |
|-----|-------------------|



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|-----|----------------|
| #49 | PLAY STRUCTURE |
|-----|----------------|



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|-----|--------|
| #50 | GARDEN |
|-----|--------|

Appendix B: Site and Floor Plans

AERIAL SITE PLAN

OAK RIDGE ELEMENTARY SCHOOL

EMG PROJECT NO: 136988.19R000-040.322



SOURCE:
Sacramento County Assessor

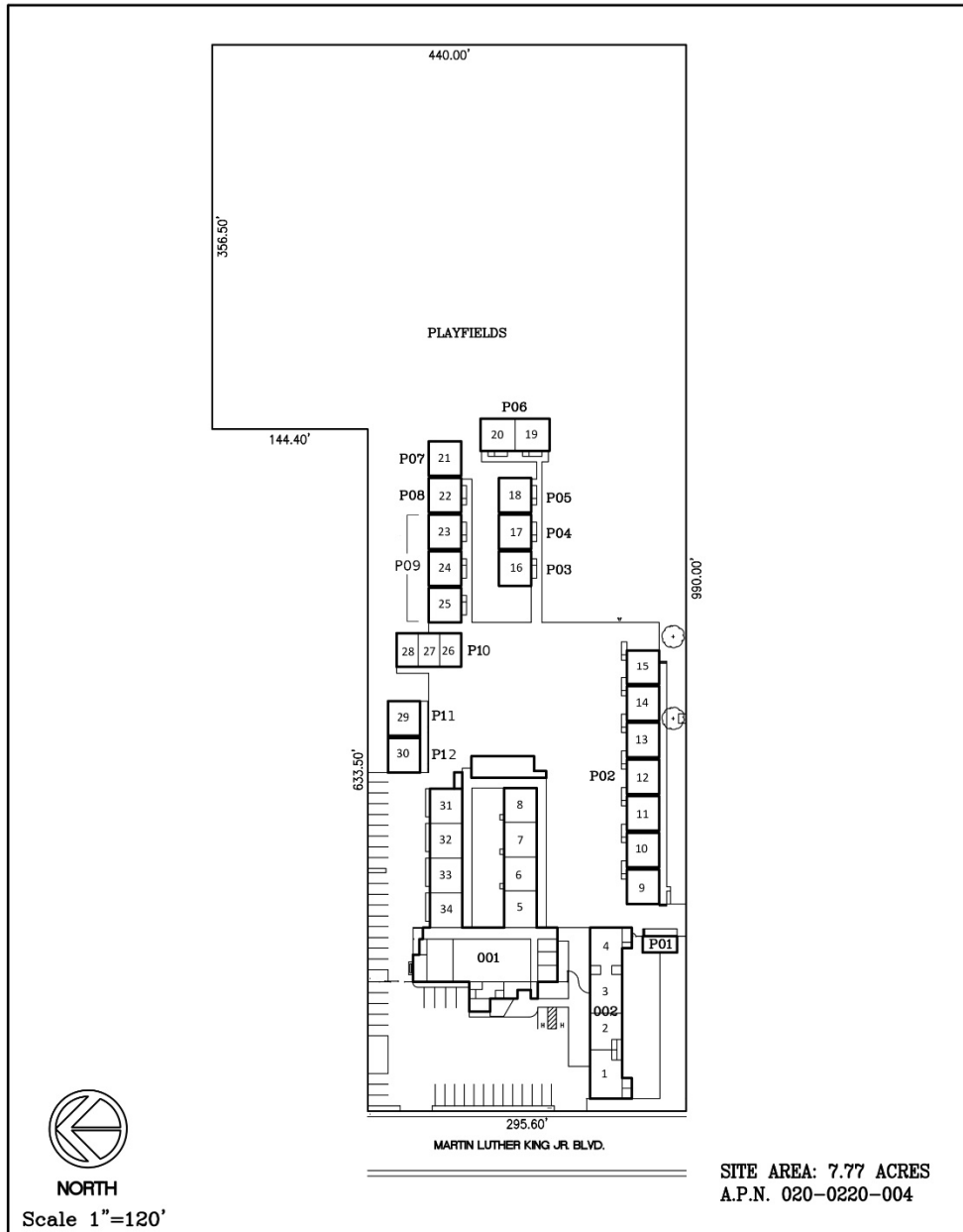


ON-SITE DATE:
September 4, 2019

SITE PLAN

OAK RIDGE ELEMENTARY SCHOOL

EMG PROJECT NO: 136988.19R000-040.322



Oak Ridge Elementary School (265)
4501 Martin Luther King, Jr. Blvd.
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

OCTOBER 2001

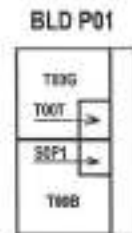
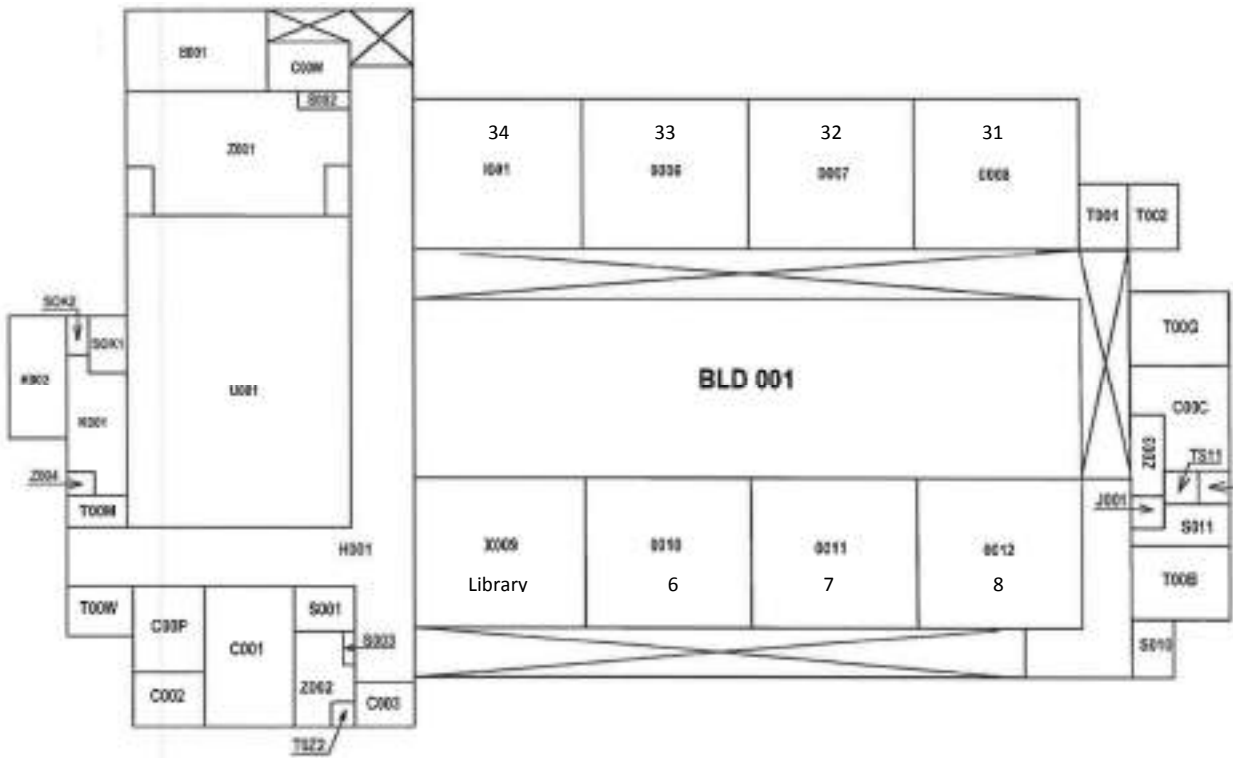
SOURCE:
Owner



ON-SITE DATE:
September 4, 2019



Floor Plans



SOURCE:

Owner

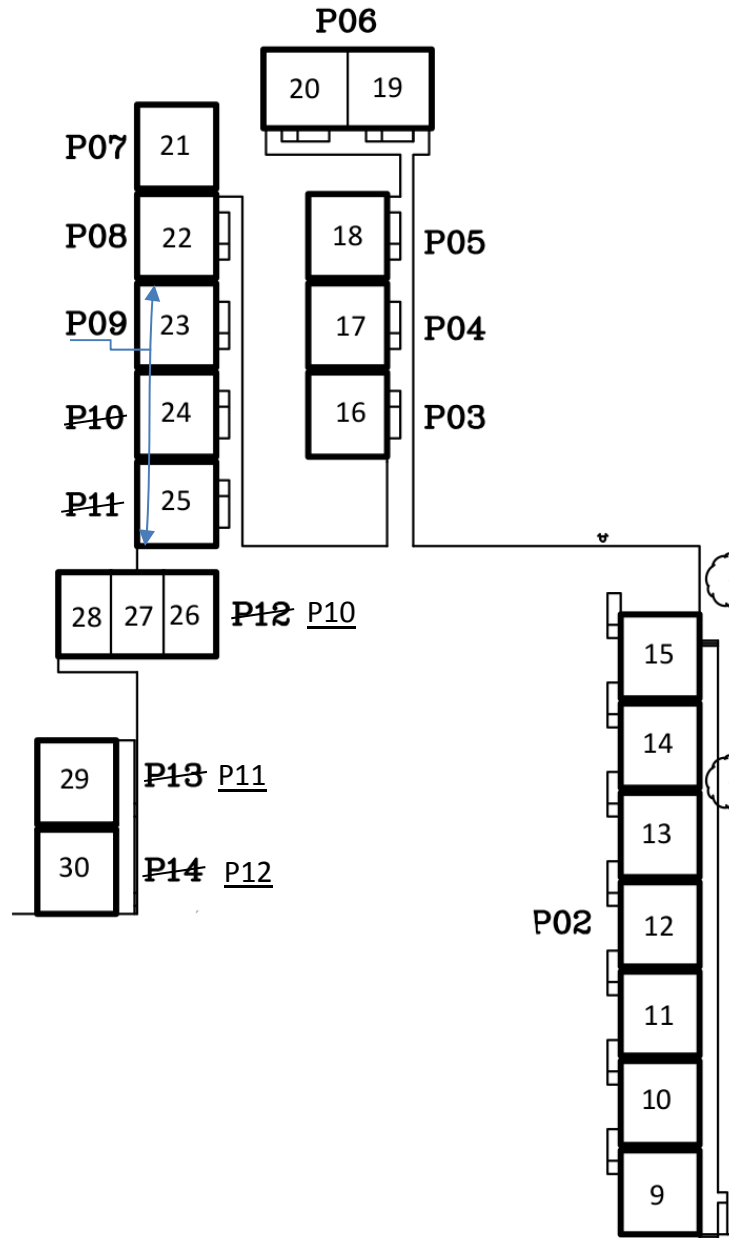


ON-SITE DATE:

September 4, 2019



Floor Plans



Note: Building names have been marked to match Room Inventory spreadsheet.

SOURCE:

Owner



ON-SITE DATE:

September 4, 2019



Appendix C: ADA Checklist

ADA CHECKLIST

Date Completed: 9/4/19

Property Name: Oak Ridge Elementary

EMG Project Number: 136988.19R000-040.322

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

ADA CHECKLIST

| Ramps | | Yes | No | NA | Comments |
|-----------------|--|-----|----|----|----------|
| 3 | Does the width between railings appear at least 36 inches? | ✓ | | | |
| 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? | | | ✓ | |
| Entrances/Exits | | Yes | No | NA | Comments |
| 1 | Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door? | ✓ | | | |
| 2 | If the main entrance is inaccessible, are there alternate accessible entrances? | | | ✓ | |
| 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)? | ✓ | | | |
| 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)? | ✓ | | | |
| 2 | Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage? | | | | |
| 3 | Is there a path of travel that does not require the use of stairs? | ✓ | | | |
| 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? | | | ✓ | |
| 2 | Are there visual and audible signals inside cars indicating floor change? | | | ✓ | |
| 3 | Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons? | | | ✓ | |
| 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? | | | ✓ | |
| 5 | Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)? | | | ✓ | |
| 6 | If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication? | | | ✓ | |

ADA CHECKLIST

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

Appendix D: Component Condition Report

Component Condition Report | Oak Ridge Elementary School

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------|-----------|--|-----------|-----|---------|
| Fire Alarm & Comm | | | | | | |
| D5031 | All buildings | Fair | Public Address/Announcement (PA) System, Facility Wide | 46,742 SF | 10 | 1829369 |
| D5038 | All buildings | Fair | Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install | 46,742 SF | 7 | 1829385 |
| D5038 | Throughout | Good | Security/Surveillance System, Cameras and CCTV | 46,742 SF | 11 | 1829470 |
| Utilities | | | | | | |
| G3011 | Site | Fair | Water Line, Copper, 2" | 80 LF | 7 | 1836897 |
| G3021 | Site | Fair | Sewer Line, PVC, 6" | 80 LF | 7 | 1836898 |

Component Condition Report | Oak Ridge Elementary School / 001 Main Building

| 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 | 11,000 SF | 4 | 1423433 |
| B2021 | Building Exterior | Poor | Window, Steel 12 SF, 1-2 Stories | 32 | 2 | 1423583 |
| B2021 | Building Exterior | Good | Window, 24 SF | 56 | 27 | 1423479 |
| B2021 | Building Exterior | Good | Window, 12 SF | 36 | 27 | 1423570 |
| B2031 | Building Exterior | Good | Exterior Door, Aluminum-Framed Fully-Glazed | 3 | 22 | 1423634 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 22 | 20 | 1423644 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Single-Ply TPO/PVC Membrane | 22,800 SF | 5 | 1423500 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 600 LF | 8 | 1423512 |
| Interiors | | | | | | |
| C1021 | Throughout building | Fair | Interior Door, Wood Solid-Core | 34 | 20 | 1423636 |
| C1031 | Restrooms | Fair | Toilet Partitions, Metal | 8 | 5 | 1423609 |
| C3012 | Kitchen office | Fair | Interior Wall Finish, Laminated Paneling (FRP) | 200 SF | 15 | 1423572 |
| C3012 | Throughout building | Fair | Interior Wall Finish, any surface, Prep & Paint | 27,000 SF | 7 | 1423431 |
| C3012 | Restrooms | Fair | Interior Wall Finish, Ceramic Tile | 1,400 SF | 25 | 1423414 |
| C3024 | Classrooms | Fair | Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement | 5,800 SF | 4 | 1423386 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 3,720 SF | 10 | 1423402 |
| C3024 | Restrooms | Fair | Interior Floor Finish, Ceramic Tile | 730 SF | 25 | 1423472 |
| C3024 | Kitchen | Fair | Interior Floor Finish, Quarry Tile | 450 SF | 28 | 1423641 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Sheeting | 1,175 SF | 3 | 1423568 |
| C3024 | Cafeteria - U001 | Fair | Interior Floor Finish, Wood Strip, Refinish | 3,201 SF | 7 | 1423531 |
| C3025 | Library 005 | Fair | Interior Floor Finish, Carpet Commercial Standard | 1,475 SF | 5 | 1423371 |
| C3031 | Throughout building | Fair | Interior Ceiling Finish, any flat surface, Prep & Paint | 8,250 SF | 7 | 1423363 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Hard Tile Ceiling w/ ACT | 7,800 SF | 5 | 1423425 |

Component Condition Report | Oak Ridge Elementary School / 001 Main Building

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|---------------------|-----------|--|-----------|-----|---------|
| Elevators | | | | | | |
| D1013 | Stage | Fair | Wheelchair Lift, 5' Rise, Renovate [No tag/plate found] | 1 | 5 | 1423440 |
| Plumbing | | | | | | |
| D2011 | Restrooms | Fair | Toilet, Commercial Water Closet | 10 | 16 | 1423646 |
| D2012 | Restrooms | Fair | Urinal, Standard | 5 | 10 | 1423462 |
| D2014 | Kitchen - K001 | Fair | Commercial Kitchen Sink, Stainless Steel, 3-Bowl | 1 | 10 | 1423569 |
| D2014 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 10 | 16 | 1423396 |
| D2014 | Kitchen - K001 | Good | Commercial Kitchen Sink, Stainless Steel, 2-Bowl | 1 | 20 | 1423438 |
| D2014 | 001 | Fair | Service Sink, Wall-Hung | 1 | 5 | 1423450 |
| D2014 | Kitchen - K001 | Good | Service Sink, Floor | 1 | 15 | 1423569 |
| D2018 | Throughout building | Fair | Drinking Fountain, Outside/Site Style | 3 | 4 | 1423593 |
| D2023 | Plant Mgr - C001 | Fair | Water Heater, 20 GAL [No tag/plate found] | 1 | 3 | 1423432 |
| D2023 | Janitor - J001 | Fair | Water Heater, 30 GAL [No tag/plate found] | 1 | 3 | 1423579 |
| D2023 | Utility - TS11 | Fair | Water Heater, 80 GAL [No tag/plate found] | 1 | 13 | 1423527 |
| D2029 | Throughout building | Fair | Plumbing System, 20 | 16,803 SF | 20 | 1423359 |
| D2043 | Boiler room | Fair | Sump Pump, 3 HP [Inaccessible] | 1 | 8 | 1423464 |
| Fire Suppression | | | | | | |
| D4031 | Cafeteria - U001 | Good | Fire Hose, Water | 1 | 9 | 1423555 |
| D4031 | Throughout building | Fair | Fire Extinguisher, Wet Chemical/CO2 | 10 | 7 | 1423405 |
| D4091 | Kitchen - K001 | Fair | Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace [No tag/plate found] | 8 LF | 10 | 1423611 |
| HVAC | | | | | | |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 16,803 SF | 10 | 1423576 |
| D3042 | Roof, east | Fair | Exhaust Fan, Tpp CFM [No tag/plate found] | 3 | 3 | 1423453 |
| D3042 | Kitchen - K001 | Fair | Exhaust Fan, 1500 CFM [KEF-1A] | 1 | 10 | 1423567 |
| D3052 | Offices | Fair | Packaged Unit (RTU), 4 TON [AC-10A] | 1 | 3 | 1456116 |
| D3052 | Classroom 32 - O007 | Fair | Packaged Unit (RTU), 4 TON [AC-3A] | 1 | 3 | 1423544 |
| D3052 | Classroom 34 - I005 | Fair | Packaged Unit (RTU), 5 TON [AC-1A] | 1 | 3 | 1456131 |
| D3052 | Classroom 6 - O010 | Fair | Packaged Unit (RTU), 4 TON [AC-6A] | 1 | 3 | 1423364 |
| D3052 | Classroom 8 - O012 | Fair | Packaged Unit (RTU), 4 TON [AC-8A] | 1 | 3 | 1456122 |
| D3052 | Classroom 31 - O008 | Fair | Packaged Unit (RTU), 4 TON [AC-4A] | 1 | 3 | 1423519 |
| D3052 | MPR - U001 | Fair | Packaged Unit (RTU), 3 TON [AC-12A] | 1 | 3 | 1456117 |
| D3052 | MPR - U001 | Fair | Packaged Unit (RTU), 12.5 TON [AC-9A] | 1 | 3 | 1456128 |
| D3052 | Kitchen - K001 | Fair | Packaged Unit (RTU), 2 TON [AC-11A] | 1 | 3 | 1423368 |
| D3052 | Classroom 7 - O011 | Fair | Packaged Unit (RTU), 4 TON [AC-7A] | 1 | 13 | 1456124 |
| D3052 | Classroom 33 - O006 | Fair | Packaged Unit (RTU), 4 TON [AC-2A] | 1 | 3 | 1456119 |
| D3052 | Library - X009 | Fair | Packaged Unit (RTU), 4 TON [AC-5A] | 1 | 3 | 1456114 |

Component Condition Report | Oak Ridge Elementary School / 001 Main Building

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|-----------------------|-----------|--|-----------|-----|---------|
| D3094 | Cafeteria - U001 | Fair | Air Curtain, 1000 CFM | 1 | 5 | 1423407 |
| D3094 | Cafeteria - U001 | Fair | Air Curtain, 1000 CFM [No tag/plate found] | 1 | 5 | 1423382 |
| D3094 | Cafeteria - U001 | Fair | Air Curtain, 1000 CFM [No tag/plate found] | 1 | 5 | 1423628 |
| Electrical | | | | | | |
| D5012 | Boiler room - B001 | Fair | Main Distribution Panel, 120/208 V, 600 Amp [No tag/plate found] | 1 | 10 | 1423428 |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 16,803 SF | 20 | 1423466 |
| D5022 | | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 6 | 10 | 1456635 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 16,803 SF | 10 | 1423806 |
| D5092 | Throughout building | Fair | Exit Sign Light Fixture, LED | 6 | 4 | 1423460 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Boiler room - B001 | Fair | Fire Alarm Control Panel, Addressable [No tag/plate found] | 1 | 3 | 1423522 |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 16,803 SF | 10 | 1423562 |
| Equipment/Special | | | | | | |
| E1093 | Cafeteria - U001 | Fair | Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found] | 1 | 6 | 1423537 |
| E1093 | Cafeteria - U001 | Fair | Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found] | 1 | 11 | 1423369 |
| E1093 | Kitchen office - K002 | Fair | Commercial Kitchen, Freezer, 2-Door Reach-In | 1 | 6 | 1423413 |
| E1093 | Kitchen - K001 | Fair | Commercial Kitchen, Convection Oven, Single [No tag/plate found] | 1 | 5 | 1423574 |
| E1093 | Kitchen - K001 | Fair | Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle [No tag/plate found] | 1 | 5 | 1423465 |
| E1093 | Kitchen - K001 | Fair | Commercial Kitchen, Convection Oven, Single [No tag/plate found] | 1 | 5 | 1423346 |
| E1093 | Kitchen - K001 | Fair | Commercial Kitchen, 8 LF [No tag/plate found] | 1 | 8 | 1423560 |
| E1093 | Cafeteria - U001 | Fair | Commercial Kitchen, Dairy Cooler/Wells [No tag/plate found] | 1 | 3 | 1423535 |
| E1093 | Kitchen office - K002 | Fair | Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found] | 1 | 3 | 1423441 |
| E1093 | Kitchen | Fair | Commercial Kitchen, Walk-In Refrigerator [No tag/plate found] | 1 | 10 | 1423374 |
| E1093 | Kitchen - K001 | Fair | Commercial Kitchen, Food Warmer [No tag/plate found] | 1 | 8 | 1423495 |
| E1093 | Kitchen - K001 | Fair | Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [No tag/plate found] | 1 | 5 | 1423376 |
| E1093 | Kitchen office - K002 | Fair | Commercial Kitchen, Food Warmer [No tag/plate found] | 1 | 3 | 1423478 |
| E1093 | Kitchen office - K002 | Fair | Commercial Kitchen, Freezer, 2-Door Reach-In [Freezer #1] | 1 | 3 | 1423638 |
| E1094 | Kitchen office - K002 | Fair | Residential Appliances, Clothes Washer [No tag/plate found] | 1 | 3 | 1423384 |
| E1094 | Kitchen office - K002 | Fair | Residential Appliances, Clothes Dryer [No tag/plate found] | 1 | 6 | 1423436 |

Component Condition Report | Oak Ridge Elementary School / 002 Classrooms 1 to 4

| 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 | 5,200 SF | 4 | 1423372 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 32 | 10 | 1423343 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 32 | 10 | 1423461 |

Component Condition Report | Oak Ridge Elementary School / 002 Classrooms 1 to 4

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|--|----------|-----|---------|
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 12 | 20 | 1423603 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Modified Bituminous | 7,200 SF | 3 | 1423403 |
| B3016 | Building exterior | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 200 LF | 8 | 1423446 |
| Interiors | | | | | | |
| C1021 | Throughout building | Fair | Interior Door, Wood Solid-Core | 4 | 20 | 1423529 |
| C3012 | Restrooms | Good | Interior Wall Finish, any surface, Prep & Paint | 7,800 SF | 6 | 1423633 |
| C3012 | Restrooms | Good | Interior Wall Finish, Laminated Paneling (FRP) | 480 SF | 25 | 1423427 |
| C3012 | Restrooms | Good | Interior Wall Finish, Laminated Paneling (FRP) | 150 SF | 20 | 1423492 |
| C3024 | Room 4 | Fair | Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement | 250 SF | 4 | 1423420 |
| C3024 | Classrooms | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 1,000 SF | 9 | 1423389 |
| C3025 | Classroom - 004 | Good | Interior Floor Finish, Carpet Commercial Tile | 750 SF | 8 | 1423623 |
| C3025 | Classrooms | Fair | Interior Floor Finish, Carpet Commercial Standard | 2,000 SF | 6 | 1423442 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Hard Tile Ceiling w/ ACT | 5,095 SF | 8 | 1423578 |
| Plumbing | | | | | | |
| D2011 | Classrooms | Fair | Toilet, Child-Sized | 4 | 10 | 1423547 |
| D2011 | Classrooms | Fair | Toilet, Child-Sized | 4 | 6 | 1423351 |
| D2014 | Classrooms | Fair | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China | 2 | 10 | 1423480 |
| D2014 | Classrooms | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 3 | 12 | 1423439 |
| D2014 | Classrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 4 | 8 | 1423506 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Medium Density (excl fixtures) | 5,095 SF | 8 | 1423355 |
| Fire Suppression | | | | | | |
| D4031 | Classrooms | Fair | Fire Extinguisher, Wet Chemical/CO2 | 4 | 7 | 1423588 |
| HVAC | | | | | | |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 5,095 SF | 10 | 1423548 |
| D3052 | Classroom - 003 | Fair | Packaged Unit (RTU), 5 TON [AC-3B] | 1 | 3 | 1423652 |
| D3052 | Classroom - 002 | Fair | Packaged Unit (RTU), 5 TON [AC-2B] | 1 | 3 | 1423626 |
| D3052 | Classroom - 004 | Fair | Packaged Unit (RTU), 5 TON [AC-4B] | 1 | 3 | 1423563 |
| D3052 | Classroom 1 - O001 | Fair | Packaged Unit (RTU), 5 TON [AC-1B] | 1 | 3 | 1456125 |
| Electrical | | | | | | |
| D5012 | Building exterior | Fair | Main Distribution Panel, 400 AMP [Panel B-1] | 1 | 10 | 1423558 |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 5,095 SF | 20 | 1423639 |
| D5022 | Building exterior | Fair | Light Fixture, any type w/ LED Replacement, 100 W | 6 | 14 | 1423449 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 5,095 SF | 10 | 1423345 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 5,095 SF | 10 | 1423616 |

Component Condition Report | Oak Ridge Elementary School / 002 Classrooms 1 to 4

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--------------------------|-----------------|-----------|---|----------|-----|---------|
| Equipment/Special | | | | | | |
| E1094 | Classroom - 002 | Fair | Residential Appliances, Refrigerator, 14-18 CF [No tag/plate found] | 1 | 3 | 1423429 |
| E2012 | Classroom - 002 | Poor | Kitchen Cabinetry, Stock Hardwood | 2 LF | 0 | 1423444 |

Component Condition Report | Oak Ridge Elementary School / P01 Portable 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 | 920 SF | 6 | 1423503 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 6 | 10 | 1423498 |
| B2032 | Building exterior | Fair | Exterior Door, Wood Solid-Core | 4 | 5 | 1423622 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Modified Bituminous | 768 SF | 5 | 1423422 |
| Interiors | | | | | | |
| C1031 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 3 | 15 | 1423621 |
| C3012 | Throughout building | Fair | Interior Wall Finish, Laminated Paneling (FRP) | 500 SF | 16 | 1423468 |
| C3012 | Throughout building | Fair | Interior Wall Finish, any surface, Prep & Paint | 450 SF | 7 | 1423485 |
| C3024 | Throughout building | Good | Interior Floor Finish, Vinyl Sheeting | 491 SF | 12 | 1423430 |
| C3031 | Throughout building | Good | Interior Ceiling Finish, any flat surface, Prep & Paint | 491 SF | 8 | 1423642 |
| Plumbing | | | | | | |
| D2012 | Restrooms | Fair | Urinal, Standard | 3 | 10 | 1423617 |
| D2014 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 5 | 10 | 1423548 |
| D2014 | Janitor | Fair | Service Sink, Wall-Hung | 1 | 5 | 1423590 |
| D2018 | Building exterior | Fair | Drinking Fountain, Outside/Site Style | 1 | 10 | 1423348 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 491 SF | 20 | 1423582 |
| HVAC | | | | | | |
| D3042 | Roof | Fair | Exhaust Fan, 2000 CFM [REF-2C] | 1 | 8 | 1423515 |
| D3042 | Roof | Fair | Exhaust Fan, 2000 CFM [REF-1C] | 1 | 8 | 1423452 |
| Electrical | | | | | | |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 491 SF | 30 | 1456790 |
| D5022 | Building exterior | Fair | Light Fixture, any type w/ LED Replacement, 100 W | 6 | 14 | 1456637 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 491 SF | 10 | 1423409 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 491 SF | 10 | 1423380 |

Component Condition Report | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------|----------|-----------|------------------------|----------|-----|----|
|---------|----------|-----------|------------------------|----------|-----|----|

Component Condition Report | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15

| 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 | 7,850 SF | 3 | 1423581 |
| B2021 | Building exterior | Good | Window, 12 SF | 98 | 28 | 1423507 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 14 | 20 | 1423619 |
| Roofing | | | | | | |
| B3011 | Roof | Poor | Roof, Modified Bituminous | 9,270 SF | 2 | 1423423 |
| B3016 | Building exterior | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 280 LF | 10 | 1423395 |
| Interiors | | | | | | |
| C3012 | Throughout building | Fair | Interior Wall Finish, any surface, Prep & Paint | 8,800 SF | 5 | 1423627 |
| C3024 | Classroom - 0013 | Fair | Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement | 500 SF | 3 | 1423504 |
| C3024 | Classroom - 0011 | Fair | Interior Floor Finish, Vinyl Sheeting | 90 SF | 10 | 1423445 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 2,456 SF | 10 | 1423588 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 4,420 SF | 6 | 1423530 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 6,878 SF | 10 | 1423624 |
| Plumbing | | | | | | |
| D2014 | Throughout building | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 7 | 10 | 1423437 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 6,878 SF | 8 | 1423587 |
| Fire Suppression | | | | | | |
| D4031 | Classrooms | Fair | Fire Extinguisher, Wet Chemical/CO2 | 7 | 7 | 1456792 |
| HVAC | | | | | | |
| D3032 | Classroom - 0011 | Fair | Condensing Unit/Heat Pump, 4 TON [CU-P4] | 1 | 3 | 1423508 |
| D3032 | Classroom - 0015 | Fair | Condensing Unit/Heat Pump, 4 TON [CU-P8] | 1 | 3 | 1423541 |
| D3032 | Classroom - 0012 | Fair | Condensing Unit/Heat Pump, 4 TON [CU-P5] | 1 | 3 | 1423463 |
| D3032 | Classroom - 0010 | Fair | Condensing Unit/Heat Pump, 4 TON [CU-P3] | 1 | 3 | 1423564 |
| D3032 | Classroom - 0014 | Fair | Condensing Unit/Heat Pump, 4 TON [CU-P7] | 1 | 3 | 1423511 |
| D3032 | Classroom - 0013 | Fair | Condensing Unit/Heat Pump, 4 TON [CU-P6] | 1 | 3 | 1423408 |
| D3032 | Classroom - 0009 | Fair | Condensing Unit/Heat Pump, 4 TON [CU-P2] | 1 | 3 | 1423542 |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 6,878 SF | 10 | 1423630 |
| D3051 | Classroom - 0014 | Fair | Furnace, 80 MBH [F-P7] | 1 | 3 | 1423475 |
| D3051 | Classroom - 0015 | Fair | Furnace, 80 MBH [No tag/plate found] | 1 | 3 | 1423602 |
| D3051 | Classroom - 0009 | Fair | Furnace, 80 MBH [F-P2] | 1 | 3 | 1423358 |
| D3051 | Classroom - 0013 | Fair | Furnace, 80 MBH [F-P6] | 1 | 3 | 1423483 |
| D3051 | Classroom - 0012 | Fair | Furnace, 80 MBH [F-P5] | 1 | 3 | 1423404 |
| D3051 | Classroom - 0011 | Fair | Furnace, 80 MBH [F-P4] | 1 | 3 | 1423651 |
| D3051 | Classroom - 0010 | Fair | Furnace, 80 MBH [F-P3] | 1 | 3 | 1423434 |
| Electrical | | | | | | |

Component Condition Report | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| D5012 | Building Exterior | Fair | Main Distribution Panel, 400 AMP [Panel C] | 1 | 10 | 1423380 |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 6,878 SF | 20 | 1423398 |
| D5022 | Building exterior | Good | Light Fixture, 100 WATT | 6 | 10 | 1423424 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 6,878 SF | 10 | 1423418 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 6,878 SF | 10 | 1423523 |

Component Condition Report | Oak Ridge Elementary School / P03-P04-P05 Portable Classrooms 16 to 18

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|---------------------|-----------|--|----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 3,900 SF | 6 | 1423510 |
| B2021 | Building exterior | Fair | Window, 12 SF | 3 | 4 | 1423514 |
| B2021 | Building exterior | Fair | Window, 24 SF | 3 | 4 | 1423552 |
| B2032 | Building exterior | Fair | Exterior Door, Steel | 3 | 10 | 1423618 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Metal | 2,400 SF | 5 | 1423650 |
| B3011 | Roof | Excellent | Roof, Single-Ply TPO/PVC Membrane | 1,200 SF | 19 | 1423496 |
| B3016 | Building exterior | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 150 LF | 10 | 1423585 |
| Interiors | | | | | | |
| C3012 | Throughout building | Fair | Interior Wall Finish, Vinyl | 3,348 SF | 5 | 1423494 |
| C3024 | Throughout building | Good | Interior Floor Finish, Vinyl Tile (VCT) | 540 SF | 10 | 1423459 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 2,340 SF | 7 | 1423499 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 2,880 SF | 15 | 1423385 |
| Plumbing | | | | | | |
| D2014 | Classrooms | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 3 | 15 | 1423362 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 2,880 SF | 10 | 1423457 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Type ABC, up to 20 LB | 3 | 7 | 1423354 |
| HVAC | | | | | | |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 2,880 SF | 15 | 1423373 |
| D3041 | Classroom - 018 | Fair | Unit Ventilator, 751 to 1,250 CFM (approx. 3 Ton) [No tag/plate found] | 1 | 5 | 1423367 |
| D3052 | Classroom - 017 | Fair | Heat Pump, 3.5 TON [No tag/plate found] | 1 | 3 | 1456121 |
| D3052 | Classroom - 016 | Fair | Heat Pump, 3.5 TON [No tag/plate found] | 1 | 3 | 1456129 |
| Electrical | | | | | | |
| D5019 | Throughout | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 2,880 SF | 19 | 1456086 |
| D5022 | Building exterior | Fair | Light Fixture, any type w/ LED Replacement, 100 W | 6 | 14 | 1456639 |

Component Condition Report | Oak Ridge Elementary School / P03-P04-P05 Portable Classrooms 16 to 18

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 2,880 SF | 10 | 1423380 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 2,880 SF | 10 | 1423382 |

Component Condition Report | Oak Ridge Elementary School / P06 Portable Classrooms 19 and 20

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 2,960 SF | 4 | 1458700 |
| B2021 | Building exterior | Fair | Window, 12 SF | 4 | 5 | 1458799 |
| B2021 | Building exterior | Fair | Window Security Shutter, Rolling, Motor Operated, Up to 24 SF | 4 | 15 | 1457430 |
| B2021 | Building exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 4 | 10 | 1457429 |
| B2032 | Building exterior | Fair | Exterior Door, Steel | 2 | 20 | 1456801 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Metal | 2,400 SF | 20 | 1457463 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 90 LF | 6 | 1457468 |
| Interiors | | | | | | |
| C3012 | Throughout building | Fair | Interior Wall Finish, Vinyl | 2,232 SF | 8 | 1457426 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 360 SF | 10 | 1456802 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 1,943 SF | 8 | 1456800 |
| Plumbing | | | | | | |
| D2014 | Classrooms | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 2 | 20 | 1423474 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 1,943 SF | 20 | 1458797 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Wet Chemical/CO2 | 2 | 7 | 1457484 |
| HVAC | | | | | | |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 1,920 SF | 10 | 1423539 |
| D3052 | Classroom - 019 | Fair | Heat Pump, 3.5 TON [No tag/plate found] | 1 | 3 | 1458130 |
| D3052 | Classroom - 020 | Fair | Heat Pump, 3.5 TON [No tag/plate found] | 1 | 3 | 1458120 |
| Electrical | | | | | | |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 1,943 SF | 19 | 1457466 |
| D5022 | P06 | Good | Light Fixture, 100 WATT | 3 | 18 | 1423381 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 1,929 SF | 10 | 1457467 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Install | 1,943 SF | 10 | 1458798 |

Component Condition Report | Oak Ridge Elementary School / P07-P08 Portable Classrooms 21 and 22

Component Condition Report | Oak Ridge Elementary School / P07-P08 Portable Classroom Repair and 22

| 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 | 2,960 SF | 4 | 1423571 |
| B2021 | Building exterior | Fair | Window, 12 SF | 4 | 5 | 1423483 |
| B2032 | Building exterior | Fair | Exterior Door, Steel | 2 | 20 | 1423505 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Metal | 2,280 SF | 10 | 1456842 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 90 LF | 6 | 1456844 |
| Interiors | | | | | | |
| C3012 | Throughout building | Fair | Interior Wall Finish, Vinyl | 2,232 SF | 8 | 1457427 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 360 SF | 10 | 1423455 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 1,600 SF | 7 | 1423599 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 1,943 SF | 8 | 1423586 |
| Plumbing | | | | | | |
| D2014 | Throughout building | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 2 | 12 | 1423538 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 1,943 SF | 20 | 1456438 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 1,943 SF | 19 | 1456846 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Wet Chemical/CO2 | 2 | 7 | 1456847 |
| HVAC | | | | | | |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 1,943 SF | 10 | 1423532 |
| D3052 | Classroom - 021 | Fair | Heat Pump, 3.5 TON [No tag/plate found] | 1 | 3 | 1456115 |
| D3052 | Classroom - 022 | Fair | Heat Pump, 3 TON [No tag/plate found] | 1 | 3 | 1456118 |
| Electrical | | | | | | |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 1,943 SF | 19 | 1456843 |
| D5022 | Building exterior | Fair | Light Fixture, any type w/ LED Replacement, 100 W | 2 | 14 | 1456841 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 1,943 SF | 10 | 1423520 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Install | 1,943 SF | 10 | 1456441 |

Component Condition Report | Oak Ridge Elementary School / P09 Portable Classrooms 23 to 25

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------|-------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 3,900 SF | 6 | 1457465 |
| B2021 | Building Exterior | Fair | Window, 12 SF | 11 | 5 | 1423356 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 4 | 20 | 1423477 |

Component Condition Report | Oak Ridge Elementary School / P09 Portable Classrooms 23 to 25

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Modified Bituminous | 2,930 SF | 6 | 1457398 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 120 LF | 8 | 1457397 |
| Interiors | | | | | | |
| C1021 | Throughout building | Fair | Interior Door, Wood Solid-Core | 2 | 20 | 1423600 |
| C3012 | Throughout building | Fair | Interior Wall Finish, any surface, Prep & Paint | 3,348 SF | 5 | 1457425 |
| C3012 | Throughout building | Poor | Interior Wall Finish, any surface, Prep & Paint | 4,248 SF | 1 | 1423447 |
| C3024 | Classroom | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 960 SF | 4 | 1457061 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 960 SF | 4 | 1457268 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 1,920 SF | 10 | 1423625 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Fair | Fire Extinguisher, Type ABC, up to 20 LB | 3 | 7 | 1423543 |
| HVAC | | | | | | |
| D3032 | Classroom - 024 | Fair | Condensing Unit/Heat Pump, 4 TON [CU-P12] | 1 | 8 | 1423567 |
| D3032 | Classroom - 025 | Fair | Condensing Unit/Heat Pump, 4 TON [CU-P11] | 1 | 8 | 1423458 |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 1,920 SF | 10 | 1423473 |
| D3051 | Classroom - 024 | Fair | Furnace, 80 MBH [F-P12] | 1 | 3 | 1423375 |
| D3051 | Classroom - 025 | Fair | Furnace, 80 MBH [F-P11] | 1 | 3 | 1423415 |
| Electrical | | | | | | |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 1,920 SF | 20 | 1423608 |
| D5022 | Building exterior | Fair | Light Fixture, any type w/ LED Replacement, 100 W | 6 | 14 | 1456642 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 1,920 SF | 10 | 1423591 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 1,920 SF | 10 | 1423378 |

Component Condition Report | Oak Ridge Elementary School / P10 Portable Classrooms 26 to 28

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2011 | Throughout building | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 2,520 SF | 3 | 1423648 |
| B2021 | Building exterior | Fair | Window, 24 SF | 6 | 9 | 1423582 |
| B2032 | Building exterior | Fair | Exterior Door, Steel | 3 | 19 | 1423649 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Metal | 2,280 SF | 10 | 1423454 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 90 LF | 6 | 1423601 |
| Interiors | | | | | | |
| C3012 | Throughout building | Fair | Interior Wall Finish, Vinyl | 2,700 SF | 7 | 1423557 |

Component Condition Report | Oak Ridge Elementary School / P10 Portable Classrooms 26 to 28

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|---|----------|-----|---------|
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 540 SF | 3 | 1423417 |
| C3024 | Throughout building | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 288 SF | 9 | 1423513 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 1,380 SF | 7 | 1423471 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 1,920 SF | 10 | 1423410 |
| Plumbing | | | | | | |
| D2014 | Throughout building | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 3 | 9 | 1423344 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 1,920 SF | 19 | 1423387 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Good | Fire Extinguisher, Wet Chemical/CO2 | 3 | 7 | 1423352 |
| HVAC | | | | | | |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 1,920 SF | 9 | 1423613 |
| D3052 | Classroom - 026 | Fair | Heat Pump, 3 TON [No tag/plate found] | 1 | 3 | 1456127 |
| D3052 | Classroom - 028 | Fair | Heat Pump, 3.5 TON [No tag/plate found] | 1 | 3 | 1456126 |
| D3052 | Classroom - 027 | Fair | Heat Pump, 3 TON [No tag/plate found] | 1 | 3 | 1456123 |
| Electrical | | | | | | |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 1,920 SF | 19 | 1423521 |
| D5022 | Throughout building | Excellent | Light Fixture, 100 WATT | 3 | 19 | 1423635 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 1,920 SF | 10 | 1423545 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 1,920 SF | 10 | 1423585 |

Component Condition Report | Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30

| 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 | 2,480 SF | 6 | 1423435 |
| B2021 | Building exterior | Fair | Window, 12 SF | 16 | 5 | 1423448 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 2 | 16 | 1423580 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Modified Bituminous | 2,850 SF | 3 | 1423458 |
| B3016 | Roof | Fair | Gutters & Downspouts, Aluminum w/ Fittings | 90 LF | 8 | 1423554 |
| Interiors | | | | | | |
| C3012 | Throughout building | Good | Interior Wall Finish, any surface, Prep & Paint | 1,080 SF | 8 | 1423406 |
| C3012 | Throughout building | Fair | Interior Wall Finish, Vinyl | 1,080 SF | 6 | 1423549 |
| C3024 | Classroom | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 300 SF | 11 | 1423631 |
| C3024 | Teachers' lounge | Good | Interior Floor Finish, Vinyl Sheeting | 490 SF | 10 | 1423379 |
| C3025 | Throughout building | Fair | Interior Floor Finish, Carpet Commercial Standard | 1,100 SF | 6 | 1423462 |

Component Condition Report | Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|------------------------|-----------|---|----------|-----|---------|
| C3032 | Throughout building | | Interior Ceiling Finish, Hard Tile Ceiling w/ ACT | 983 SF | 10 | 1423347 |
| C3032 | Throughout building | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 983 SF | 5 | 1423418 |
| Plumbing | | | | | | |
| D2014 | Teachers' lounge - 029 | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 1 | 18 | 1423469 |
| D2029 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 1,966 SF | 5 | 1423350 |
| Fire Suppression | | | | | | |
| D4031 | Throughout building | Fair | Fire Extinguisher, Type ABC, up to 20 LB | 2 | 7 | 1423551 |
| HVAC | | | | | | |
| D3032 | Classroom - 030 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-P10] | 1 | 3 | 1423525 |
| D3032 | Teachers' lounge - 029 | Fair | Condensing Unit/Heat Pump, 5 TON [CU-P9] | 1 | 3 | 1423419 |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 1,966 SF | 10 | 1423534 |
| D3051 | Classroom - 030 | Fair | Furnace, 80 MBH [F-P10] | 1 | 3 | 1423643 |
| D3051 | Teachers' lounge - 029 | Fair | Furnace, 80 MBH [F-P9] | 1 | 3 | 1423550 |
| Electrical | | | | | | |
| D5019 | Throughout building | Fair | Electrical Wiring & Switches, Average or Low Density/Complexity | 1,966 SF | 20 | 1423394 |
| D5022 | Building exterior | Fair | Light Fixture, 100 WATT | 1 | 10 | 1423607 |
| D5029 | Throughout building | Fair | Lighting System, Interior, Medium Density & Standard Fixtures | 1,966 SF | 10 | 1423443 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade/Install | 1,966 SF | 10 | 1423467 |
| Equipment/Special | | | | | | |
| E1094 | Teachers' lounge - 029 | Fair | Residential Appliances, Refrigerator, 14-18 CF [No tag/plate found] | 1 | 3 | 1423400 |

Component Condition Report | Oak Ridge Elementary School / Site

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|-----------------------|-----------|--|-----------|-----|---------|
| Plumbing | | | | | | |
| D2021 | Site | Fair | Backflow Preventer, 3 INCH | 1 | 22 | 1423470 |
| Electrical | | | | | | |
| D5012 | Site | Fair | Building/Main Switchboard, 2000 AMP [No tag/plate found] | 1 | 20 | 1423366 |
| D5012 | Site behind portables | Fair | Main Distribution Panel, 400 AMP [No tag/plate found] | 1 | 10 | 1423604 |
| Pavement | | | | | | |
| G2022 | Site | Fair | Parking Lots, Asphalt Pavement, Mill & Overlay | 28,000 SF | 15 | 1423487 |
| G2022 | Site | Fair | Parking Lots, Asphalt Pavement, Seal & Stripe | 28,000 SF | 3 | 1423645 |
| G2022 | Site, driveway | Poor | Parking Lots, Asphalt Pavement, Cut & Patch | 100 SF | 0 | 1423605 |
| G2031 | Site | Fair | Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas | 2,400 SF | 30 | 1423383 |
| Site Development | | | | | | |
| G2041 | Site | Fair | Fences & Gates, Metal Tube, 6' High | 300 LF | 30 | 1423481 |

Component Condition Report | Oak Ridge Elementary School / Site

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--------------------|-----------------|-----------|---|-----------|-----|---------|
| G2044 | | Good | Signage, Electronic messaging board, building mounted | 1 | 15 | 1458398 |
| G2044 | | Good | Signage, Site ID sign, building mounted | 1 | 10 | 1458399 |
| G2047 | Site | Fair | Play Structure, Medium | 1 | 12 | 1423397 |
| G2047 | Site | Fair | Play Surfaces & Sports Courts, Asphalt, Mill & Overlay | 48,000 SF | 10 | 1423509 |
| G2047 | Site | Fair | Play Structure, Medium | 1 | 10 | 1423411 |
| G2047 | Site | Fair | Play Surfaces & Sports Courts, Asphalt, Seal & Stripe | 48,000 SF | 2 | 1423481 |
| G2049 | Site | Fair | Prefabricated/Ancillary Building or Structure, All Components | 90 SF | 15 | 1423510 |
| Landscaping | | | | | | |
| G2057 | Throughout site | Fair | Irrigation System | 24,500 SF | 10 | 1458397 |

Appendix E: Replacement Reserves

| Building | Subfolder | Uniformat CodeID | Cost Description | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost | * Subtotal | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Deficiency | Repair Estimate | |
|-----------------------------|--|------------------|--|----------------|----|-----|----------|------|-------------|------------|------|------|------|----------|----------|----------|----------|-------|----------|---------|------|------------|-----------------|----------|
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | B3016 | 1423395 Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 10 | 10 | 280 | LF | \$12.34 | \$3,456 | | | | | | | | | | | | \$3,456 | \$3,456 | |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | C3012 | 1423627 Interior Wall Finish, any surface, Prep & Paint | 10 | 5 | 5 | 8800 | SF | \$2.06 | \$18,101 | | | | | | \$18,101 | | | | | | | | \$18,101 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | C3024 | 1423504 Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement, Replace | 15 | 12 | 3 | 500 | SF | \$10.97 | \$5,485 | | | | \$5,485 | | | | | | | | | | \$5,485 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | C3024 | 1423445 Interior Floor Finish, Vinyl Sheetting, Replace | 15 | 5 | 10 | 90 | SF | \$9.60 | \$864 | | | | | | | | | | | | | \$864 | \$864 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | C3024 | 1423586 Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 5 | 10 | 2456 | SF | \$6.86 | \$16,839 | | | | | | | | | | | | | \$16,839 | \$16,839 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | C3025 | 1423530 Interior Floor Finish, Carpet Commercial Standard, Replace | 10 | 4 | 6 | 4420 | SF | \$10.28 | \$45,458 | | | | | | \$45,458 | | | | | | | | \$45,458 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | C3032 | 1423624 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 15 | 10 | 6878 | SF | \$4.80 | \$33,011 | | | | | | | | | | | | | \$33,011 | \$33,011 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D2014 | 1423437 Sink/Lavatory, Vanity Top, Stainless Steel, Replace | 30 | 20 | 10 | 7 | EA | \$1,645.55 | \$11,519 | | | | | | | | | | | | | \$11,519 | \$11,519 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D2029 | 1423597 Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace | 40 | 32 | 8 | 6878 | SF | \$6.86 | \$47,159 | | | | | | | | | \$47,159 | | | | | \$47,159 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3032 | 1423508 Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 12 | 3 | 1 | EA | \$7,130.71 | \$7,131 | | | | \$7,131 | | | | | | | | | | \$7,131 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3032 | 1423541 Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 12 | 3 | 1 | EA | \$7,130.71 | \$7,131 | | | | \$7,131 | | | | | | | | | | \$7,131 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3032 | 1423463 Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 12 | 3 | 1 | EA | \$7,130.71 | \$7,131 | | | | \$7,131 | | | | | | | | | | \$7,131 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3032 | 1423564 Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 12 | 3 | 1 | EA | \$7,130.71 | \$7,131 | | | | \$7,131 | | | | | | | | | | \$7,131 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3032 | 1423511 Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 12 | 3 | 1 | EA | \$7,130.71 | \$7,131 | | | | \$7,131 | | | | | | | | | | \$7,131 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3032 | 1423408 Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 12 | 3 | 1 | EA | \$7,130.71 | \$7,131 | | | | \$7,131 | | | | | | | | | | \$7,131 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3032 | 1423542 Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 12 | 3 | 1 | EA | \$7,130.71 | \$7,131 | | | | \$7,131 | | | | | | | | | | \$7,131 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3041 | 1423630 HVAC System Ductwork, Medium Density, Replace | 30 | 20 | 10 | 6878 | SF | \$5.49 | \$37,727 | | | | | | | | | | | | | \$37,727 | \$37,727 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3051 | 1423475 Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | | \$5,759 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3051 | 1423602 Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | | \$5,759 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3051 | 1423358 Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | | \$5,759 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3051 | 1423493 Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | | \$5,759 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3051 | 1423404 Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | | \$5,759 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3051 | 1423651 Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | | \$5,759 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D3051 | 1423434 Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | | \$5,759 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D4031 | 1456792 Fire Extinguisher, Wet Chemical/CO2, Replace | 10 | 3 | 7 | 7 | EA | \$411.39 | \$2,880 | | | | | | | \$2,880 | | | | | | | \$2,880 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D5012 | 1423380 Main Distribution Panel, 400 AMP, Replace | 30 | 20 | 10 | 1 | EA | \$8,227.74 | \$8,228 | | | | | | | | | | | | | \$8,228 | \$8,228 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D5022 | 1423424 Light Fixture, 100 WATT, Replace | 20 | 10 | 10 | 6 | EA | \$260.55 | \$1,563 | | | | | | | | | | | | | \$1,563 | \$1,563 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D5029 | 1423416 Lighting System, Interior, Medium Density & Standard Fixtures, Replace | 20 | 10 | 10 | 6878 | SF | \$10.97 | \$75,454 | | | | | | | | | | | | | \$75,454 | \$75,454 |
| Oak Ridge Elementary School | P02 Portable Classrooms 9 to 15 | D5037 | 1423523 Fire Alarm System, Standard Addressable, Upgrade/Install | 20 | 10 | 10 | 6878 | SF | \$5.49 | \$37,727 | | | | | | | | | | | | | \$37,727 | \$37,727 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | B2011 | 1423516 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 4 | 6 | 3900 | SF | \$4.11 | \$16,044 | | | | | | \$16,044 | | | | | | | | \$16,044 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | B2021 | 1423514 Window, 12 SF, Replace | 30 | 26 | 4 | 3 | EA | \$891.34 | \$2,674 | | | | \$2,674 | | | | | | | | | | \$2,674 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | B2021 | 1423552 Window, 24 SF, Replace | 30 | 26 | 4 | 3 | EA | \$1,302.73 | \$3,908 | | | | \$3,908 | | | | | | | | | | \$3,908 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | B2032 | 1423618 Exterior Door, Steel, Replace | 40 | 30 | 10 | 3 | EA | \$822.77 | \$2,468 | | | | | | | | | | | | | \$2,468 | \$2,468 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | B3011 | 1423650 Roof, Metal, Replace | 40 | 35 | 5 | 2400 | SF | \$17.83 | \$42,784 | | | | | \$42,784 | | | | | | | | | \$42,784 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | B3016 | 1423565 Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 10 | 10 | 150 | LF | \$12.34 | \$1,851 | | | | | | | | | | | | | \$1,851 | \$1,851 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | C3012 | 1423494 Interior Wall Finish, Vinyl, Replace | 15 | 10 | 5 | 3348 | SF | \$3.43 | \$11,478 | | | | | \$11,478 | | | | | | | | | \$11,478 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | C3024 | 1423459 Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 5 | 10 | 540 | SF | \$6.86 | \$3,702 | | | | | | | | | | | | | \$3,702 | \$3,702 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | C3025 | 1423499 Interior Floor Finish, Carpet Commercial Standard, Replace | 10 | 3 | 7 | 2340 | SF | \$10.28 | \$24,066 | | | | | | | \$24,066 | | | | | | | \$24,066 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | D2029 | 1423457 Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace | 40 | 30 | 10 | 2880 | SF | \$6.86 | \$19,747 | | | | | | | | | | | | | \$19,747 | \$19,747 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | D3041 | 1423367 Unit Ventilator, 751 to 1,250 CFM (approx. 3 Ton), Replace | 20 | 15 | 5 | 1 | EA | \$12,341.61 | \$12,342 | | | | | \$12,342 | | | | | | | | | \$12,342 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | D3052 | 1456121 Heat Pump, 3.5 TON, Replace | 20 | 17 | 3 | 1 | EA | \$7,542.10 | \$7,542 | | | | \$7,542 | | | | | | | | | | \$7,542 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | D3052 | 1456129 Heat Pump, 3.5 TON, Replace | 20 | 17 | 3 | 1 | EA | \$7,542.10 | \$7,542 | | | | \$7,542 | | | | | | | | | | \$7,542 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | D4031 | 1423354 Fire Extinguisher, Type ABC, up to 20 LB, Replace | 10 | 3 | 7 | 3 | EA | \$205.69 | \$617 | | | | | | | | \$617 | | | | | | \$617 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | D5029 | 1423390 Lighting System, Interior, Medium Density & Standard Fixtures, Replace | 20 | 10 | 10 | 2880 | SF | \$10.97 | \$31,595 | | | | | | | | | | | | | \$31,595 | \$31,595 |
| Oak Ridge Elementary School | P03-P04-P05 Portable Classrooms 16 to 18 | D5037 | 1423392 Fire Alarm System, Standard Addressable, Upgrade/Install | 20 | 10 | 10 | 2880 | SF | \$5.49 | \$15,797 | | | | | | | | | | | | | \$15,797 | \$15,797 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | B2011 | 1456796 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 6 | 4 | 2960 | SF | \$4.11 | \$12,177 | | | | \$12,177 | | | | | | | | | | \$12,177 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | B2021 | 1456799 Window, 12 SF, Replace | 30 | 25 | 5 | 4 | EA | \$891.34 | \$3,565 | | | | | \$3,565 | | | | | | | | | \$3,565 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | B2021 | 1457429 Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace | 30 | 20 | 10 | 4 | EA | \$1,302.73 | \$5,211 | | | | | | | | | | | | | \$5,211 | \$5,211 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | B3016 | 1457468 Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 14 | 6 | 90 | LF | \$12.34 | \$1,111 | | | | | \$1,111 | | | | | | | | | \$1,111 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | C3012 | 1457426 Interior Wall Finish, Vinyl, Replace | 15 | 7 | 8 | 2232 | SF | \$3.43 | \$7,652 | | | | | | | | | | \$7,652 | | | | \$7,652 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | C3024 | 1456802 Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 5 | 10 | 360 | SF | \$6.86 | \$2,468 | | | | | | | | | | | | | \$2,468 | \$2,468 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | C3032 | 1456800 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 17 | 8 | 1943 | SF | \$4.80 | \$9,325 | | | | | | | | | | \$9,325 | | | | \$9,325 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | D3041 | 1423539 HVAC System Ductwork, Medium Density, Replace | 30 | 20 | 10 | 1920 | SF | \$5.49 | \$10,532 | | | | | | | | | | | | | \$10,532 | \$10,532 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | D3052 | 1456130 Heat Pump, 3.5 TON, Replace | 20 | 17 | 3 | 1 | EA | \$7,542.10 | \$7,542 | | | | \$7,542 | | | | | | | | | | \$7,542 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | D3052 | 1456120 Heat Pump, 3.5 TON, Replace | 20 | 17 | 3 | 1 | EA | \$7,542.10 | \$7,542 | | | | \$7,542 | | | | | | | | | | \$7,542 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | D4031 | 1457464 Fire Extinguisher, Wet Chemical/CO2, Replace | 10 | 3 | 7 | 2 | EA | \$411.39 | \$823 | | | | | | | | \$823 | | | | | | \$823 |
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | D5029 | 1457467 Lighting | | | | | | | | | | | | | | | | | | | | | |

| Building | Subfolder | Uniformat Code | ID | Cost Description | Lifespan (EUL) | Age | RUL | Quantity | Unit | Unit Cost | * Subtotal | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Deficiency Repair Estimate | | |
|-----------------------------|---|----------------|---------|--|----------------|-----|-----|----------|------|------------|------------|---------|------|------|----------|----------|---------|----------|----------|---------|---------|----------|----------------------------|----------|----------|
| Oak Ridge Elementary School | P06 Portable Classrooms 19 and 20 | D5037 | 1456798 | Fire Alarm System, Standard Addressable, Install | 20 | 10 | 10 | 1943 | SF | \$5.49 | \$10,658 | | | | | | | | | | | | \$10,658 | \$10,658 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | B2011 | 1423571 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 6 | 4 | 2960 | SF | \$4.11 | \$12,177 | | | | | \$12,177 | | | | | | | | | \$12,177 |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | B2021 | 1423483 | Window, 12 SF, Replace | 30 | 25 | 5 | 4 | EA | \$891.34 | \$3,565 | | | | | | \$3,565 | | | | | | | | \$3,565 |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | B3011 | 1456842 | Roof, Metal, Replace | 40 | 30 | 10 | 2280 | SF | \$17.83 | \$40,645 | | | | | | | | | | | | \$40,645 | \$40,645 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | B3016 | 1456844 | Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 14 | 6 | 90 | LF | \$12.34 | \$1,111 | | | | | | \$1,111 | | | | | | | \$1,111 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | C3012 | 1457427 | Interior Wall Finish, Vinyl, Replace | 15 | 7 | 8 | 2232 | SF | \$3.43 | \$7,652 | | | | | | | | | | \$7,652 | | | \$7,652 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | C3024 | 1423455 | Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 5 | 10 | 360 | SF | \$6.86 | \$2,468 | | | | | | | | | | | | \$2,468 | \$2,468 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | C3025 | 1423599 | Interior Floor Finish, Carpet Commercial Standard, Replace | 10 | 3 | 7 | 1600 | SF | \$10.28 | \$16,455 | | | | | | | | \$16,455 | | | | | \$16,455 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | C3032 | 1423596 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 17 | 8 | 1943 | SF | \$4.80 | \$9,325 | | | | | | | | | | \$9,325 | | | \$9,325 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | D3041 | 1423532 | HVAC System Ductwork, Medium Density, Replace | 30 | 20 | 10 | 1943 | SF | \$5.49 | \$10,658 | | | | | | | | | | | | \$10,658 | \$10,658 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | D3052 | 1456115 | Heat Pump, 3.5 TON, Replace | 20 | 17 | 3 | 1 | EA | \$7,542.10 | \$7,542 | | | | \$7,542 | | | | | | | | | \$7,542 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | D3052 | 1456118 | Heat Pump, 3 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,033.68 | \$6,034 | | | | \$6,034 | | | | | | | | | \$6,034 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | D4031 | 1456847 | Fire Extinguisher, Wet Chemical/CO2, Replace | 10 | 3 | 7 | 2 | EA | \$411.39 | \$823 | | | | | | | | \$823 | | | | | \$823 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | D5029 | 1423520 | Lighting System, Interior, Medium Density & Standard Fixtures, Replace | 20 | 10 | 10 | 1943 | SF | \$10.97 | \$21,315 | | | | | | | | | | | | \$21,315 | \$21,315 | |
| Oak Ridge Elementary School | P07-P08 Portable Classrooms 21 and 22 | D5037 | 1456441 | Fire Alarm System, Standard Addressable, Install | 20 | 10 | 10 | 1943 | SF | \$5.49 | \$10,658 | | | | | | | | | | | | \$10,658 | \$10,658 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | B2011 | 1457465 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 4 | 6 | 3900 | SF | \$4.11 | \$16,044 | | | | | | | \$16,044 | | | | | | \$16,044 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | B2021 | 1423356 | Window, 12 SF, Replace | 30 | 25 | 5 | 11 | EA | \$891.34 | \$9,805 | | | | | \$9,805 | | | | | | | | \$9,805 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | B3011 | 1457398 | Roof, Modified Bituminous, Replace | 20 | 14 | 6 | 2930 | SF | \$13.71 | \$40,179 | | | | | | | \$40,179 | | | | | | \$40,179 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | B3016 | 1457397 | Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 12 | 8 | 120 | LF | \$12.34 | \$1,481 | | | | | | | | \$1,481 | | | | | \$1,481 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | C3012 | 1423447 | Interior Wall Finish, any surface, Prep & Paint | 10 | 9 | 1 | 4248 | SF | \$2.06 | \$8,738 | \$8,738 | | | | | | | | | | | | \$8,738 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | C3012 | 1457425 | Interior Wall Finish, any surface, Prep & Paint | 10 | 5 | 5 | 3348 | SF | \$2.06 | \$6,887 | | | | | | \$6,887 | | | | | | | \$6,887 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | C3024 | 1457061 | Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 11 | 4 | 960 | SF | \$6.86 | \$6,582 | | | | | \$6,582 | | | | | | | | \$6,582 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | C3025 | 1457266 | Interior Floor Finish, Carpet Commercial Standard, Replace | 10 | 6 | 4 | 960 | SF | \$10.28 | \$9,873 | | | | | \$9,873 | | | | | | | | \$9,873 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | C3032 | 1423625 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 15 | 10 | 1920 | SF | \$4.80 | \$9,215 | | | | | | | | | | | | \$9,215 | \$9,215 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | D3032 | 1423567 | Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 7 | 8 | 1 | EA | \$7,130.71 | \$7,131 | | | | | | | | | \$7,131 | | | | \$7,131 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | D3032 | 1423456 | Condensing Unit/Heat Pump, 4 TON, Replace | 15 | 7 | 8 | 1 | EA | \$7,130.71 | \$7,131 | | | | | | | | | \$7,131 | | | | \$7,131 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | D3041 | 1423473 | HVAC System Ductwork, Medium Density, Replace | 30 | 20 | 10 | 1920 | SF | \$5.49 | \$10,532 | | | | | | | | | | | | \$10,532 | \$10,532 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | D3051 | 1423375 | Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | \$5,759 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | D3051 | 1423415 | Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | \$5,759 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | D4031 | 1423543 | Fire Extinguisher, Type ABC, up to 20 LB, Replace | 10 | 3 | 7 | 3 | EA | \$205.69 | \$617 | | | | | | | | \$617 | | | | | \$617 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | D5029 | 1423591 | Lighting System, Interior, Medium Density & Standard Fixtures, Replace | 20 | 10 | 10 | 1920 | SF | \$10.97 | \$21,063 | | | | | | | | | | | | \$21,063 | \$21,063 | |
| Oak Ridge Elementary School | P09 Portable Classrooms 23 to 25 | D5037 | 1423378 | Fire Alarm System, Standard Addressable, Upgrade/Install | 20 | 10 | 10 | 1920 | SF | \$5.49 | \$10,532 | | | | | | | | | | | | \$10,532 | \$10,532 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | B2011 | 1423648 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 7 | 3 | 2520 | SF | \$4.11 | \$10,367 | | | | \$10,367 | | | | | | | | | \$10,367 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | B2021 | 1423582 | Window, 24 SF, Replace | 30 | 21 | 9 | 6 | EA | \$1,302.73 | \$7,816 | | | | | | | | | | | \$7,816 | | \$7,816 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | B3011 | 1423454 | Roof, Metal, Replace | 40 | 30 | 10 | 2280 | SF | \$17.83 | \$40,645 | | | | | | | | | | | | \$40,645 | \$40,645 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | B3016 | 1423601 | Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 14 | 6 | 90 | LF | \$12.34 | \$1,111 | | | | | | \$1,111 | | | | | | | \$1,111 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | C3012 | 1423557 | Interior Wall Finish, Vinyl, Replace | 15 | 8 | 7 | 2700 | SF | \$3.43 | \$9,256 | | | | | | | | \$9,256 | | | | | \$9,256 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | C3024 | 1423417 | Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 12 | 3 | 540 | SF | \$6.86 | \$3,702 | | | | \$3,702 | | | | | | | | | \$3,702 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | C3024 | 1423513 | Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 6 | 9 | 288 | SF | \$6.86 | \$1,975 | | | | | | | | | | | \$1,975 | | \$1,975 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | C3025 | 1423471 | Interior Floor Finish, Carpet Commercial Standard, Replace | 10 | 3 | 7 | 1380 | SF | \$10.28 | \$14,193 | | | | | | | | \$14,193 | | | | | \$14,193 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | C3032 | 1423410 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 15 | 10 | 1920 | SF | \$4.80 | \$9,215 | | | | | | | | | | | | \$9,215 | \$9,215 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | D2014 | 1423344 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace | 30 | 21 | 9 | 3 | EA | \$1,645.55 | \$4,937 | | | | | | | | | | | \$4,937 | | \$4,937 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | D3041 | 1423613 | HVAC System Ductwork, Medium Density, Replace | 30 | 21 | 9 | 1920 | SF | \$5.49 | \$10,532 | | | | | | | | | | | \$10,532 | | \$10,532 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | D3052 | 1456127 | Heat Pump, 3 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,033.68 | \$6,034 | | | | \$6,034 | | | | | | | | | \$6,034 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | D3052 | 1456126 | Heat Pump, 3.5 TON, Replace | 20 | 17 | 3 | 1 | EA | \$7,542.10 | \$7,542 | | | | \$7,542 | | | | | | | | | \$7,542 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | D3052 | 1456123 | Heat Pump, 3 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,033.68 | \$6,034 | | | | \$6,034 | | | | | | | | | \$6,034 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | D4031 | 1423352 | Fire Extinguisher, Wet Chemical/CO2, Replace | 10 | 3 | 7 | 3 | EA | \$411.39 | \$1,234 | | | | | | | | \$1,234 | | | | | \$1,234 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | D5029 | 1423545 | Lighting System, Interior, Medium Density & Standard Fixtures, Replace | 20 | 10 | 10 | 1920 | SF | \$10.97 | \$21,063 | | | | | | | | | | | | \$21,063 | \$21,063 | |
| Oak Ridge Elementary School | P10 Portable Classrooms 26 to 28 | D5037 | 1423585 | Fire Alarm System, Standard Addressable, Upgrade/Install | 20 | 10 | 10 | 1920 | SF | \$5.49 | \$10,532 | | | | | | | | | | | | \$10,532 | \$10,532 | |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | B2011 | 1423435 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 4 | 6 | 2480 | SF | \$4.11 | \$10,202 | | | | | | | \$10,202 | | | | | | \$10,202 | |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | B2021 | 1423448 | Window, 12 SF, Replace | 30 | 25 | 5 | 16 | EA | \$891.34 | \$14,261 | | | | | \$14,261 | | | | | | | | \$14,261 | |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | B3011 | 1423458 | Roof, Modified Bituminous, Replace | 20 | 17 | 3 | 2850 | SF | \$13.71 | \$39,082 | | | | \$39,082 | | | | | | | | | \$39,082 | |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | B3016 | 1423554 | Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 12 | 8 | 90 | LF | \$12.34 | \$1,111 | | | | | | | | | \$1,111 | | | | \$1,111 | |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | C3012 | 1423549 | Interior Wall Finish, Vinyl, Replace | 15 | 9 | 6 | 1080 | SF | \$3.43 | \$3,702 | | | | | | | \$3,702 | | | | | | \$3,702 | |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | C3012 | 1423406 | Interior Wall Finish, any surface, Prep & Paint | 10 | 2 | 8 | 1080 | SF | \$2.06 | \$2,221 | | | | | | | | | \$2,221 | | | | \$2,221 | |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | C3024 | 1423379 | Interior Floor Finish, Vinyl Sheeting, Replace | 15 | 5 | 10 | 490 | SF | \$9.60 | \$4,704 | | | | | | | | | | | | \$4,704 | \$4,704 | |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 3 | | | | | | | | | | | | | | | | | | | | | | | | |

| 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 | |
|--|---|----------------|---------|--|----------------|------|-----|----------|------|-------------|-----------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|--------------------|----------------------------|-----------|
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | C3032 | 1423418 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 20 | 5 | 983 | SF | \$4.80 | \$4,718 | | | | | | \$4,718 | | | | | | \$4,718 | |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | C3032 | 1423347 | Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace | 25 | 15 | 10 | 983 | SF | \$4.80 | \$4,718 | | | | | | | | | | | | \$4,718 | \$4,718 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D2029 | 1423350 | Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace | 40 | 35 | 5 | 1966 | SF | \$6.86 | \$13,480 | | | | | | \$13,480 | | | | | | | \$13,480 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D3032 | 1423525 | Condensing Unit/Heat Pump, 5 TON, Replace | 15 | 12 | 3 | 1 | EA | \$9,736.16 | \$9,736 | | | | \$9,736 | | | | | | | | | \$9,736 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D3032 | 1423419 | Condensing Unit/Heat Pump, 5 TON, Replace | 15 | 12 | 3 | 1 | EA | \$9,736.16 | \$9,736 | | | | \$9,736 | | | | | | | | | \$9,736 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D3041 | 1423534 | HVAC System Ductwork, Medium Density, Replace | 30 | 20 | 10 | 1966 | SF | \$5.49 | \$10,784 | | | | | | | | | | | | \$10,784 | \$10,784 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D3051 | 1423643 | Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | \$5,759 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D3051 | 1423550 | Furnace, 80 MBH, Replace | 20 | 17 | 3 | 1 | EA | \$5,759.42 | \$5,759 | | | | \$5,759 | | | | | | | | | \$5,759 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D4031 | 1423561 | Fire Extinguisher, Type ABC, up to 20 LB, Replace | 10 | 3 | 7 | 2 | EA | \$205.69 | \$411 | | | | | | | | \$411 | | | | | \$411 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D5022 | 1423607 | Light Fixture, 100 WATT, Replace | 20 | 10 | 10 | 1 | EA | \$260.55 | \$261 | | | | | | | | | | | | \$261 | \$261 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D5029 | 1423443 | Lighting System, Interior, Medium Density & Standard Fixtures, Replace | 20 | 10 | 10 | 1966 | SF | \$10.97 | \$21,568 | | | | | | | | | | | | \$21,568 | \$21,568 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | D5037 | 1423467 | Fire Alarm System, Standard Addressable, Upgrade/Install | 20 | 10 | 10 | 1966 | SF | \$5.49 | \$10,784 | | | | | | | | | | | | \$10,784 | \$10,784 |
| Oak Ridge Elementary School | P11-P12 Lounge 29 and Portable Classroom 30 | E1094 | 1423400 | Residential Appliances, Refrigerator, 14-18 CF, Replace | 15 | 12 | 3 | 1 | EA | \$822.77 | \$823 | | | | \$823 | | | | | | | | | \$823 |
| Oak Ridge Elementary School | Site | D5012 | 1423604 | Main Distribution Panel, 400 AMP, Replace | 30 | 20 | 10 | 1 | EA | \$8,227.74 | \$8,228 | | | | | | | | | | | | \$8,228 | \$8,228 |
| Oak Ridge Elementary School | Site | G2022 | 1423605 | Parking Lots, Asphalt Pavement, Cut & Patch | 0 | 0 | 0 | 100 | SF | \$7.54 | \$754 | \$754 | | | | | | | | | | | | \$754 |
| Oak Ridge Elementary School | Site | G2022 | 1423645 | Parking Lots, Asphalt Pavement, Seal & Stripe | 5 | 2 | 3 | 28000 | SF | \$0.62 | \$17,278 | | | | \$17,278 | | | | | \$17,278 | | | | \$34,557 |
| Oak Ridge Elementary School | Site | G2044 | 1458399 | Signage, Site ID sign, building mounted, Replace | 20 | 10 | 10 | 1 | EA | \$13,027.26 | \$13,027 | | | | | | | | | | | | \$13,027 | \$13,027 |
| Oak Ridge Elementary School | Site | G2047 | 1423481 | Play Surfaces & Sports Courts, Asphalt, Seal & Stripe | 5 | 3 | 2 | 48000 | SF | \$0.62 | \$29,554 | | | \$29,554 | | | | | \$29,554 | | | | | \$59,108 |
| Oak Ridge Elementary School | Site | G2047 | 1423509 | Play Surfaces & Sports Courts, Asphalt, Mill & Overlay | 25 | 15 | 10 | 48000 | SF | \$4.80 | \$230,377 | | | | | | | | | | | | \$230,377 | \$230,377 |
| Oak Ridge Elementary School | Site | G2047 | 1423411 | Play Structure, Medium, Replace | 20 | 10 | 10 | 1 | EA | \$27,425.80 | \$27,426 | | | | | | | | | | | | \$27,426 | \$27,426 |
| Oak Ridge Elementary School | Site | G2057 | 1458397 | Irrigation System, , Replace | 25 | 15 | 10 | 24500 | SF | \$4.80 | \$117,588 | | | | | | | | | | | | \$117,588 | \$117,588 |
| Totals, Unescalated | | | | | | | | | | | | \$1,577 | \$8,738 | \$204,942 | \$679,934 | \$197,027 | \$823,261 | \$204,432 | \$452,581 | \$265,846 | \$33,551 | \$1,821,161 | \$4,693,049 | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | | \$1,577 | \$9,000 | \$217,423 | \$742,982 | \$221,756 | \$954,385 | \$244,102 | \$556,618 | \$336,766 | \$43,777 | \$2,447,488 | \$5,775,872 | |

Appendix F: Equipment Inventory List

D10 CONVEYING

| Index | ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-----------------|----------|---|-----------------|--------------------|--------------------|--------------------|--------------|----------|-----|
| 1 | 1423440 | D1013 | Wheelchair Lift | | Oak Ridge Elementary School / 001 Main Building | Stage | No tag/plate found | No tag/plate found | No tag/plate found | 1999 | 00257975 | |

D20 PLUMBING

| Index | ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|--------------------|----------|---|------------------|-------------------|--------------|--------------------|--------------|----------|-----|
| 1 | 1423470 | D2021 | Backflow Preventer | 3 INCH | Oak Ridge Elementary School / Site | Site | | | | | 00257821 | |
| 2 | 1423432 | D2023 | Water Heater | 20 GAL | Oak Ridge Elementary School / 001 Main Building | Plant Mgr - C001 | Gaffers & Sattler | Mission | No tag/plate found | | 00257794 | |
| 3 | 1423579 | D2023 | Water Heater | 30 GAL | Oak Ridge Elementary School / 001 Main Building | Janitor - J001 | A. O. Smith | EES 30 915 | GJ94-2013725-S06 | 1994 | 00257795 | |
| 4 | 1423527 | D2023 | Water Heater | 80 GAL | Oak Ridge Elementary School / 001 Main Building | Utility - TS11 | State | 8220RTA | 1242M001401 | 2012 | 00257836 | |
| 5 | 1423464 | D2043 | Sump Pump | 3 HP | Oak Ridge Elementary School / 001 Main Building | Boiler room | Inaccessible | Inaccessible | Inaccessible | | 00257793 | |

D30 HVAC

| Index | ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|------------------------------------|----------|---|------------------------|-------------------------|--------------------|--------------------|--------------|----------|-----|
| 1 | 1423525 | D3032 | Condensing Unit/Heat Pump [CU-P10] | 5 TON | Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30 | Classroom - 030 | Bryant | Inaccessible | Inaccessible | 1999 | 00257856 | |
| 2 | 1423456 | D3032 | Condensing Unit/Heat Pump [CU-P11] | 4 TON | Oak Ridge Elementary School / P09 Portable Classrooms 23 to 25 | Classroom - 025 | CAC/BDP | PA13NR048-J | 0612X75374 | 2012 | 00257857 | |
| 3 | 1423567 | D3032 | Condensing Unit/Heat Pump [CU-P12] | 4 TON | Oak Ridge Elementary School / P09 Portable Classrooms 23 to 25 | Classroom - 024 | CAC/BDP | PA13NR048-J | 0612X75386 | 2012 | 00257858 | |
| 4 | 1423542 | D3032 | Condensing Unit/Heat Pump [CU-P2] | 4 TON | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0009 | Bryant | 597CNX048000ADAA | Inaccessible | 1999 | 00257796 | |
| 5 | 1423564 | D3032 | Condensing Unit/Heat Pump [CU-P3] | 4 TON | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0010 | Bryant | 597CNX048000ADAA | Inaccessible | 1999 | 00257797 | |
| 6 | 1423508 | D3032 | Condensing Unit/Heat Pump [CU-P4] | 4 TON | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0011 | Bryant | 597CNX048000ADAA | 0499E01157 | 1999 | 00257797 | |
| 7 | 1423463 | D3032 | Condensing Unit/Heat Pump [CU-P5] | 4 TON | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0012 | Bryant | 597CNX048000ADAA | Inaccessible | 1999 | 00257799 | |
| 8 | 1423408 | D3032 | Condensing Unit/Heat Pump [CU-P6] | 4 TON | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0013 | Bryant | 597CNX048000ADAA | 0499E01150 | 1999 | 00257800 | |
| 9 | 1423511 | D3032 | Condensing Unit/Heat Pump [CU-P7] | 4 TON | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0014 | Bryant | 597CNX048000ADAA | Inaccessible | 1999 | 00257801 | |
| 10 | 1423541 | D3032 | Condensing Unit/Heat Pump [CU-P8] | 4 TON | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0015 | Bryant | 597CNX048000ADAA | 0499E01112 | 1999 | 00257802 | |
| 11 | 1423419 | D3032 | Condensing Unit/Heat Pump [CU-P9] | 5 TON | Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30 | Teachers' lounge - 029 | Bryant | Inaccessible | Inaccessible | 1999 | 00257855 | |
| 12 | 1423367 | D3041 | Unit Ventilator | 3 TON | Oak Ridge Elementary School / P03-P04-P05 Portable Classrooms 16 to 18 | Classroom - 018 | No tag/plate found | No tag/plate found | No tag/plate found | | 00257776 | |
| 13 | 1423587 | D3042 | Exhaust Fan [KEF-1A] | 1500 CFM | Oak Ridge Elementary School / 001 Main Building | Kitchen - K001 | Penn Ventilator Company | FX13BT | No tag/plate found | | 00257852 | |
| 14 | 1423453 | D3042 | Exhaust Fan | Tpp CFM | Oak Ridge Elementary School / 001 Main Building | Roof, east | No tag/plate found | No tag/plate found | No tag/plate found | | | 3 |
| 15 | 1423452 | D3042 | Exhaust Fan [REF-1C] | 2000 CFM | Oak Ridge Elementary School / P01 Portable Restrooms | Roof | Penn Ventilator Company | FX8B | No tag/plate found | | 00257803 | |
| 16 | 1423515 | D3042 | Exhaust Fan [REF-2C] | 2000 CFM | Oak Ridge Elementary School / P01 Portable Restrooms | Roof | Penn Ventilator Company | FX8B | No tag/plate found | | 00257804 | |
| 17 | 1423643 | D3051 | Furnace [F-P10] | 80 MBH | Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30 | Classroom - 030 | Bryant | 350MAV060080 | 0499A00807 | 1999 | 00257781 | |
| 18 | 1423415 | D3051 | Furnace [F-P11] | 80 MBH | Oak Ridge Elementary School / P09 Portable Classrooms 23 to 25 | Classroom - 025 | Bryant | 350MAV060080 | Q799A01539 | 1999 | 00257777 | |
| 19 | 1423375 | D3051 | Furnace [F-P12] | 80 MBH | Oak Ridge Elementary School / P09 Portable Classrooms 23 to 25 | Classroom - 024 | Bryant | 350MAV060080 | 1999A00963 | 1999 | 00257778 | |
| 20 | 1423358 | D3051 | Furnace [F-P2] | 80 MBH | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0009 | Bryant | 350MAV060080ADKA | | 1999 | 00257788 | |
| 21 | 1423434 | D3051 | Furnace [F-P3] | 80 MBH | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0010 | Bryant | 350MAV060080ADKA | 1999A00971 | 1999 | 00257787 | |
| 22 | 1423651 | D3051 | Furnace [F-P4] | 80 MBH | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0011 | Bryant | 350MAV060080ADKA | 8499A00885 | 1999 | 00257786 | |
| 23 | 1423404 | D3051 | Furnace [F-P5] | 80 MBH | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0012 | Bryant | 350MAV060080ADKA | 0499A00808 | 1999 | 00257785 | |
| 24 | 1423493 | D3051 | Furnace [F-P6] | 80 MBH | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0013 | Bryant | 350MAV060080ADKA | 1999A00974 | 1999 | 00257784 | |
| 25 | 1423475 | D3051 | Furnace [F-P7] | 80 MBH | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0014 | Bryant | 350MAV060080ADKA | 0499A00002 | 1999 | 00257783 | |
| 26 | 1423550 | D3051 | Furnace [F-P9] | 80 MBH | Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30 | Teachers' lounge - 029 | Bryant | 350MAV060080 | 1799A01535 | 1999 | 00257780 | |
| 27 | 1423602 | D3051 | Furnace | 80 MBH | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classroom - 0015 | Bryant | 350MAV060080ADKA | 1999A00970 | 1999 | 00257782 | |
| 28 | 1456118 | D3052 | Heat Pump | 3 TON | Oak Ridge Elementary School / P07-P08 Portable Classrooms 21 and 22 | Classroom - 022 | Sun Mfg | HVA36105C | B900610C | 2000 | 00257986 | |
| 29 | 1456127 | D3052 | Heat Pump | 3 TON | Oak Ridge Elementary School / P10 Portable Classrooms 26 to 28 | Classroom - 026 | Bard | WH361-A05XX4XXX | 125C981217026-02 | 1998 | 00257989 | |
| 30 | 1456123 | D3052 | Heat Pump | 3 TON | Oak Ridge Elementary School / P10 Portable Classrooms 26 to 28 | Classroom - 027 | Bard | WH361-A05XX4XXX | 125B981201251-02 | 1998 | 00257988 | |
| 31 | 1456115 | D3052 | Heat Pump | 3.5 TON | Oak Ridge Elementary School / P07-P08 Portable Classrooms 21 and 22 | Classroom - 021 | Bard | No tag/plate found | No tag/plate found | 1999 | 00257985 | |
| 32 | 1456121 | D3052 | Heat Pump | 3.5 TON | Oak Ridge Elementary School / P03-P04-P05 Portable Classrooms 16 to 18 | Classroom - 017 | Bard | No tag/plate found | No tag/plate found | 1999 | 00257981 | |
| 33 | 1456129 | D3052 | Heat Pump | 3.5 TON | Oak Ridge Elementary School / P03-P04-P05 Portable Classrooms 16 to 18 | Classroom - 016 | Bard | Illegible | Illegible | 1999 | 00257982 | |
| 34 | 1456126 | D3052 | Heat Pump | 3.5 TON | Oak Ridge Elementary School / P10 Portable Classrooms 26 to 28 | Classroom - 028 | Bard | No tag/plate found | No tag/plate found | 2000 | 00257987 | |
| 35 | 1456130 | D3052 | Heat Pump | 3.5 TON | Oak Ridge Elementary School / P06 Portable Classrooms 19 and 20 | Classroom - 019 | Bard | WH431-A10CX4XXX | 17GD99133979702 | 1999 | 00257983 | |
| 36 | 1456120 | D3052 | Heat Pump | 3.5 TON | Oak Ridge Elementary School / P06 Portable Classrooms 19 and 20 | Classroom - 020 | Bard | WH431-A10X4XXX | 176D991339418-02 | 1999 | 00257984 | |
| 37 | 1456116 | D3052 | Packaged Unit (RTU) [AC-10A] | 4 TON | Oak Ridge Elementary School / 001 Main Building | Offices | BDP | 581BPV048072ADAA | 2199G26349 | 1999 | 00262570 | |
| 38 | 1423388 | D3052 | Packaged Unit (RTU) [AC-11A] | 2 TON | Oak Ridge Elementary School / 001 Main Building | Kitchen - K001 | BDP | 583ANW02404AAHD | 2199G11134 | 1999 | 00257851 | |
| 39 | 1456117 | D3052 | Packaged Unit (RTU) [AC-12A] | 3 TON | Oak Ridge Elementary School / 001 Main Building | MPR - U001 | BDP | 581BPV036072ADAA | 2099G20253 | 1999 | 00262571 | |
| 40 | 1456131 | D3052 | Packaged Unit (RTU) [AC-1A] | 5 TON | Oak Ridge Elementary School / 001 Main Building | Classroom 34 - I005 | BDP | 581BPV048872ADAA | 2199G20355 | 1999 | 00257808 | |
| 41 | 1456125 | D3052 | Packaged Unit (RTU) [AC-1B] | 5 TON | Oak Ridge Elementary School / 002 Classrooms 1 to 4 | Classroom 1 - O001 | BDP | 581BPV060872ADAA | 2199G29415 | 1999 | 00262569 | |
| 42 | 1456119 | D3052 | Packaged Unit (RTU) [AC-2A] | 4 TON | Oak Ridge Elementary School / 001 Main Building | Classroom 33 - O006 | BDP | 581BPV048072ADAA | 2199G20353 | 1999 | 00257809 | |
| 43 | 1423626 | D3052 | Packaged Unit (RTU) [AC-2B] | 5 TON | Oak Ridge Elementary School / 002 Classrooms 1 to 4 | Classroom - 002 | BDP | 581BPV060072ADA | 2299G20347 | 1999 | 00257807 | |
| 44 | 1423544 | D3052 | Packaged Unit (RTU) [AC-3A] | 4 TON | Oak Ridge Elementary School / 001 Main Building | Classroom 32 - O007 | BDP | 581BPV048072ADAA | 2199G20358 | 1999 | 00257854 | |
| 45 | 1423652 | D3052 | Packaged Unit (RTU) [AC-3B] | 5 TON | Oak Ridge Elementary School / 002 Classrooms 1 to 4 | Classroom - 003 | BDP | 581BPV060072ADA | 2199G20430 | 1999 | 00257806 | |
| 46 | 1423519 | D3052 | Packaged Unit (RTU) [AC-4A] | 4 TON | Oak Ridge Elementary School / 001 Main Building | Classroom 31 - O008 | BDP | 581BPV8072ADAA | 2199G20354 | 1999 | 00257853 | |
| 47 | 1423563 | D3052 | Packaged Unit (RTU) [AC-4B] | 5 TON | Oak Ridge Elementary School / 002 Classrooms 1 to 4 | Classroom - 004 | BDP | 581BPV060072ADA | 2299G20342 | 1999 | 00257805 | |
| 48 | 1456114 | D3052 | Packaged Unit (RTU) [AC-5A] | 4 TON | Oak Ridge Elementary School / 001 Main Building | Library - X009 | BDP | 581BPV048072ADAA | 2199G20362 | 1999 | 00262574 | |
| 49 | 1423364 | D3052 | Packaged Unit (RTU) [AC-6A] | 4 TON | Oak Ridge Elementary School / 001 Main Building | Classroom 6 - O010 | | 581BPV048072ADAA | 2199G20345 | 1999 | 00262568 | |
| 50 | 1456124 | D3052 | Packaged Unit (RTU) [AC-7A] | 4 TON | Oak Ridge Elementary School / 001 Main Building | Classroom 7 - O011 | Bryant | 580JP05A072A2A0AAA | 0812C75659 | 2012 | 00262567 | |
| 51 | 1456122 | D3052 | Packaged Unit (RTU) [AC-8A] | 4 TON | Oak Ridge Elementary School / 001 Main Building | Classroom 8 - O012 | BDP | 581BPV048072ADAA | 2199G20344 | 1999 | 00262566 | |
| 52 | 1456128 | D3052 | Packaged Unit (RTU) [AC-9A] | 12.5 TON | Oak Ridge Elementary School / 001 Main Building | MPR - U001 | BDP | 581BPV150224AEAA | 2399G30882 | 1999 | 00262575 | |
| 53 | 1423407 | D3094 | Air Curtain | 1000 CFM | Oak Ridge Elementary School / 001 Main Building | Cafeteria - U001 | Mars | 36CH | 9106P6-L | | 00257957 | |
| 54 | 1423382 | D3094 | Air Curtain | 1000 CFM | Oak Ridge Elementary School / 001 Main Building | Cafeteria - U001 | Mars | 36CH | 9106PE36CH-L | | 00257959 | |

| | | | | | | | | | | |
|----|---------|-------|-------------|----------|---|------------------|------|------|--------------|----------|
| 55 | 1423628 | D3094 | Air Curtain | 1000 CFM | Oak Ridge Elementary School / 001 Main Building | Cafeteria - U001 | Mars | 36CH | 9106PE36CH-L | 00257958 |
|----|---------|-------|-------------|----------|---|------------------|------|------|--------------|----------|

D40 FIRE PROTECTION

| Index | ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-------------------|----------|---|---------------------|--------------|-------|--------|--------------|---------|-----|
| 1 | 1423543 | D4031 | Fire Extinguisher | | Oak Ridge Elementary School / P09 Portable Classrooms 23 to 25 | Throughout building | | | | | | 3 |
| 2 | 1423354 | D4031 | Fire Extinguisher | | Oak Ridge Elementary School / P03-P04-P05 Portable Classrooms 16 to 18 | Throughout building | | | | | | 3 |
| 3 | 1423561 | D4031 | Fire Extinguisher | | Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30 | Throughout building | | | | | | 2 |
| 4 | 1423352 | D4031 | Fire Extinguisher | | Oak Ridge Elementary School / P10 Portable Classrooms 26 to 28 | Throughout building | | | | | | 3 |
| 5 | 1457464 | D4031 | Fire Extinguisher | | Oak Ridge Elementary School / P06 Portable Classrooms 19 and 20 | Throughout building | | | | | | 2 |
| 6 | 1423588 | D4031 | Fire Extinguisher | | Oak Ridge Elementary School / 002 Classrooms 1 to 4 | Classrooms | | | | | | 4 |
| 7 | 1456847 | D4031 | Fire Extinguisher | | Oak Ridge Elementary School / P07-P08 Portable Classrooms 21 and 22 | Throughout building | | | | | | 2 |
| 8 | 1423405 | D4031 | Fire Extinguisher | | Oak Ridge Elementary School / 001 Main Building | Throughout building | | | | | | 10 |
| 9 | 1456792 | D4031 | Fire Extinguisher | | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Classrooms | | | | | | 7 |
| 10 | 1423555 | D4031 | Fire Hose | | Oak Ridge Elementary School / 001 Main Building | Cafeteria - U001 | | | | 2018 | | |

D50 ELECTRICAL

| Index | ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-------------------------------------|----------|---|-----------------------|---------------------|--------------------|--------------------|--------------|----------|-----|
| 1 | 1423366 | D5012 | Building/Main Switchboard | 2000 AMP | Oak Ridge Elementary School / Site | Site | Industrial Electric | No tag/plate found | 042930-002 | 1999 | 00257978 | |
| 2 | 1423428 | D5012 | Main Distribution Panel | 600 AMP | Oak Ridge Elementary School / 001 Main Building | Boiler room - B001 | Square D | PK | No tag/plate found | 1953 | 00257977 | |
| 3 | 1423604 | D5012 | Main Distribution Panel | 400 AMP | Oak Ridge Elementary School / Site | Site behind portables | No tag/plate found | . RMSP42-4SNW | No tag/plate found | 1999 | 00257860 | |
| 4 | 1423558 | D5012 | Main Distribution Panel [Panel B-1] | 400 AMP | Oak Ridge Elementary School / 002 Classrooms 1 to 4 | Building exterior | No tag/plate found | Inaccessible | Inaccessible | 1999 | 00257810 | |
| 5 | 1423380 | D5012 | Main Distribution Panel [Panel C] | 400 AMP | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Building Exterior | No tag/plate found | No tag/plate found | No tag/plate found | 1999 | 00257859 | |
| 6 | 1456635 | D5022 | Light Fixture | | Oak Ridge Elementary School / 001 Main Building | | | | | | | 6 |
| 7 | 1423391 | D5022 | Light Fixture | 100 WATT | Oak Ridge Elementary School / P06 Portable Classrooms 19 and 20 | P06 | | | | | | 3 |
| 8 | 1423424 | D5022 | Light Fixture | 100 WATT | Oak Ridge Elementary School / P02 Portable Classrooms 9 to 15 | Building exterior | | | | | | 6 |
| 9 | 1423607 | D5022 | Light Fixture | 100 WATT | Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30 | Building exterior | | | | | | |
| 10 | 1423635 | D5022 | Light Fixture | 100 WATT | Oak Ridge Elementary School / P10 Portable Classrooms 26 to 28 | Throughout building | | | | | | 3 |
| 11 | 1456642 | D5022 | Light Fixture | | Oak Ridge Elementary School / P09 Portable Classrooms 23 to 25 | Building exterior | | | | | | 6 |
| 12 | 1423449 | D5022 | Light Fixture | | Oak Ridge Elementary School / 002 Classrooms 1 to 4 | Building exterior | | | | | | 6 |
| 13 | 1456641 | D5022 | Light Fixture | | Oak Ridge Elementary School / P07-P08 Portable Classrooms 21 and 22 | Building exterior | | | | | | 2 |
| 14 | 1456637 | D5022 | Light Fixture | | Oak Ridge Elementary School / P01 Portable Restrooms | Building exterior | | | | | | 6 |
| 15 | 1456639 | D5022 | Light Fixture | | Oak Ridge Elementary School / P03-P04-P05 Portable Classrooms 16 to 18 | Building exterior | | | | | | 6 |
| 16 | 1423522 | D5037 | Fire Alarm Control Panel | | Oak Ridge Elementary School / 001 Main Building | Boiler room - B001 | Fire-Lite | MS-9600 | No tag/plate found | | 00257976 | |
| 17 | 1423460 | D5092 | Exit Sign Light Fixture | | Oak Ridge Elementary School / 001 Main Building | Throughout building | | | | | | 6 |

E10 EQUIPMENT

| Index | ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|--|----------|---|------------------------|-----------------------|--------------------|--------------------|--------------|----------|-----|
| 1 | 1423413 | E1093 | Commercial Freezer, 2-Door Reach-In | | Oak Ridge Elementary School / 001 Main Building | Kitchen office - K002 | True Manufacturing Co | TS-49F | 6935585 | 2010 | 00257969 | |
| 2 | 1423638 | E1093 | Commercial Freezer, 2-Door Reach-In [Freezer #1] | | Oak Ridge Elementary School / 001 Main Building | Kitchen office - K002 | True Manufacturing Co | T-49F | 1-3342734 | 2002 | 00257967 | |
| 3 | 1423560 | E1093 | Commercial 8 LF | 8 LF | Oak Ridge Elementary School / 001 Main Building | Kitchen - K001 | Aerolator | ASW | No tag/plate found | | 00257963 | |
| 4 | 1423574 | E1093 | Commercial Convection Oven, Single | | Oak Ridge Elementary School / 001 Main Building | Kitchen - K001 | Southbend | SLGS/22SC | 15B11188 | | 00257961 | |
| 5 | 1423346 | E1093 | Commercial Convection Oven, Single | | Oak Ridge Elementary School / 001 Main Building | Kitchen - K001 | Southbend | SLGS/22SC | 15B11188 | | 00257792 | |
| 6 | 1423537 | E1093 | Commercial Dairy Cooler/Wells | | Oak Ridge Elementary School / 001 Main Building | Cafeteria - U001 | Beverage-Air | SM58N-W | 10007060 | 2010 | 00257790 | |
| 7 | 1423369 | E1093 | Commercial Dairy Cooler/Wells | | Oak Ridge Elementary School / 001 Main Building | Cafeteria - U001 | Beverage-Air | SM49N | No tag/plate found | | 00257974 | |
| 8 | 1423535 | E1093 | Commercial Dairy Cooler/Wells | | Oak Ridge Elementary School / 001 Main Building | Cafeteria - U001 | Beverage-Air | SM49N | No tag/plate found | | 00257956 | |
| 9 | 1423495 | E1093 | Commercial Food Warmer | | Oak Ridge Elementary School / 001 Main Building | Kitchen - K001 | CresCor | H137UA12D | IBB-J268508-580 | | 00257960 | |
| 10 | 1423478 | E1093 | Commercial Food Warmer | | Oak Ridge Elementary School / 001 Main Building | Kitchen office - K002 | CresCor | 5495 039 | IJH-K5128 | 2000 | 00257968 | |
| 11 | 1423441 | E1093 | Commercial Freezer, 2-Door Reach-In | | Oak Ridge Elementary School / 001 Main Building | Kitchen office - K002 | True Manufacturing Co | T-49F | 1-2826895 | 2000 | 00257970 | |
| 12 | 1423465 | E1093 | Commercial Range/Oven, 6-Burner w/ Griddle | | Oak Ridge Elementary School / 001 Main Building | Kitchen - K001 | Montague | No tag/plate found | No tag/plate found | | 00257962 | |
| 13 | 1423374 | E1093 | Commercial Walk-In Refrigerator | | Oak Ridge Elementary School / 001 Main Building | Kitchen | No tag/plate found | No tag/plate found | No tag/plate found | 1953 | 00257964 | |
| 14 | 1423376 | E1093 | Commercial Walk-In Refrigerator/Freezer, Condenser | | Oak Ridge Elementary School / 001 Main Building | Kitchen - K001 | No tag/plate found | KAG2-0075-CAV-800 | 96G70922 | | 00257973 | |
| 15 | 1423436 | E1094 | Residential Clothes Dryer | | Oak Ridge Elementary School / 001 Main Building | Kitchen office - K002 | Kenmore | 110.87531701 | MW1001004 | 2010 | 00257972 | |
| 16 | 1423384 | E1094 | Residential Clothes Washer | | Oak Ridge Elementary School / 001 Main Building | Kitchen office - K002 | Sears | 110.26954690 | CG4804115 | | 00257971 | |
| 17 | 1423429 | E1094 | Residential Refrigerator, 14-18 CF | | Oak Ridge Elementary School / 002 Classrooms 1 to 4 | Classroom - 002 | General Electric | CTH16BYT JRWH | ZL760263 | 2006 | 00257789 | |
| 18 | 1423400 | E1094 | Residential Refrigerator, 14-18 CF | | Oak Ridge Elementary School / P11-P12 Lounge 29 and Portable Classroom 30 | Teachers' lounge - 029 | Whirlpool | GT2SHMXMS04 | EU3707375 | 2007 | 00257779 | |