



FACILITY CONDITION ASSESSMENT

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

DLR GROUP
1050 20th Street, Suite 250
Sacramento, California 95811



PONY EXPRESS ELEMENTARY SCHOOL
1250 56th Avenue
Sacramento, California 95831

PREPARED BY:

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EMG PROJECT #:

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DATE OF REPORT:

June 10, 2020

ONSITE DATE:

July 12, 2019



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Solutions

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Elementary School
Main Addresses	1250 56 th Avenue, Sacramento, California 95831
Buildings at School	Administration, K-1 and K-2 (001): 1964 Multipurpose Room and Kitchen (002): 1964 Classrooms 3, 4, 5, 6 & 7 (003): 1964 Classrooms 8, 9, 10, 11 & 12 (004): 1964 Portables 13-21: 1967,1990,1991,2016 4th R (P06):1990
Number of Buildings	6
Current Occupants	Buildings 001, 002, 003, 004, Portables: SCUSD 4 th R: City of Sacramento
Percent Utilization	100%
Date(s) of Visit	July 12, 2019
Management Point of Contact	DLR Group , Mark Covington, Senior Project Manager/Senior Associate 916.446.0206 mcovington@dlrgroup.com
On-site Point of Contact (POC)	Pablo Martin
Assessment and Report Prepared By	Bhaskar Ale and Aren Hofland
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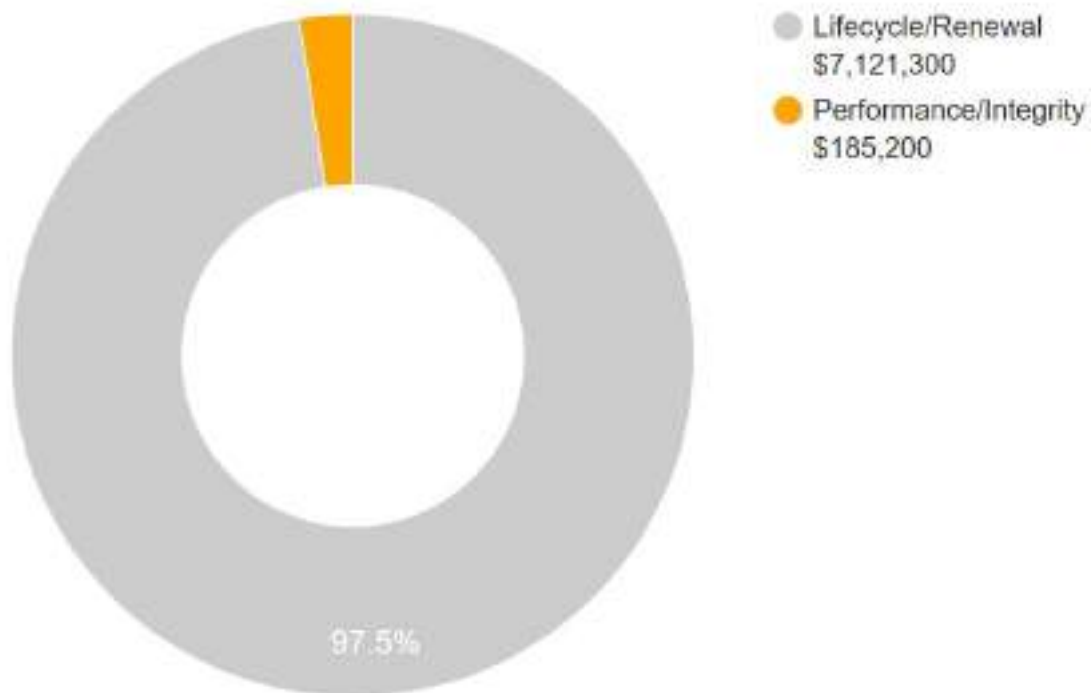
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,306,500

Portfolio-Level Findings and Deficiencies

Historical Summary

The Pony Express Elementary School was built in 1964. Portables were added from 1967 to 2016. Building 001 is the administration building with two classrooms. Building 002 is the Multipurpose Room and Cafeteria. Building 003 has classrooms 3 through 7. Building 004 has classrooms 8 through 12.

Architectural

Typically, all the building exterior walls have brick veneer on the exterior except the portables and Building 002. All buildings are wood frame construction.

The fascia board at the back of portable (P06) has been severely damaged and needs to be replaced. Installation of new gutters and downspout is also recommended for the area. The older bituminous membrane roofing section near the covered walkway in Building 001, 002, 003, 004 is in poor condition. Various areas on the roof show signs of alligatoring, cracking, and blistering. Replacement is recommended in the near future.

Replacement of the single glazed window assemblies with double glazed windows is recommended due to condition and for energy efficiency. Interior finishes have been periodically replaced as-needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Buildings 001, 003, and 004 have rooftop condensing units that provide cooling. Heating is provided by furnace units located inside the classrooms. Heating and cooling for building 002 is provided by two rooftop packaged AC units with natural gas heating. The site has portables for classrooms 13 through 21. The majority of classrooms have heating, and cooling provided by heat pumps, with the exception of portables 18 and 19, which have heating and cooling provided by packaged AC units with natural gas heating. The City of Sacramento operates a portable called the 4th R, with its own separate electric meter. Three portables (16, 17, and 21) were installed in the last three years to reduce the student to teacher ratio.

One storage room, 285-003-S001, has had a computer server rack installed. The room was very hot during the site visit, approximately 105 deg F. The room also stored books and lots of paper. No vents, louvers, or cooling were present. The room should have a combination of cooling, venting, and airflow in order to prevent damage or fire to the server equipment.

Electrical service is provided to the site by Sacramento Municipal Utility District at 2000A and is adequate for the requirements of the school. The main switchboard was installed in 2001.

Plumbing is supplied to all classrooms and portables, except for the 4th R portable. Each classroom has a sink with a faucet and a drinking spigot. The facility has two boy's restrooms, two girls restrooms, and a number of smaller restrooms for faculty, staff, or individual use. Domestic hot water is supplied by hot water heaters for the restrooms and the kitchen.

Fire sprinklers are in the main mechanical rooms where boilers were at one point in time. The rest of the buildings do not have fire sprinklers. A fire alarm system is present throughout the rest of the buildings and portables.

The site appears to have had a major renovation around 2001. Most of the rooftop condensing units were manufactured at that time. The site electrical distribution system was upgraded at that time. The site may have had central heating at one point in time, but individual units now provide heating and cooling to the space. The site plant manager was on vacation during the site visit, so actual confirmation will be answered when the site contact returns. According to the districts' records, portables 13, 14, 15, and 20 were installed in 1990. That means that the heat pumps for the same portables are almost 30 years old. HVAC controls appear to be a local thermostat located in the conditioned spaces. Lighting controls are switches located in classrooms.

Site

The asphalt pavement and concrete pavement are in fair condition. However, section of asphalt near Building 001-Y002 and asphalt walkway near the play structure are in poor condition. There are uneven surfaces and multiple cracks which can be a trip hazard.

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
Pony Express Elementary School / 4th R	\$380	960	\$364,800	2.6%	4.5%	9.1%	34.3%
Pony Express Elementary School / Administration, K-1 and K-2	\$540	5,832	\$3,148,280	1.7%	2.1%	10.3%	16.5%
Pony Express Elementary School / Classrooms 3, 4, 5, 8 & 7	\$540	6,145	\$3,318,300	1.1%	1.1%	10.2%	18.8%
Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	\$540	6,145	\$3,318,300	1.0%	1.1%	10.7%	19.8%
Pony Express Elementary School / Multipurpose Room and Kitchen	\$565	5,062	\$2,880,030	1.2%	1.2%	6.8%	14.6%
Pony Express Elementary School / Portables 13-21	\$380	5,640	\$2,143,200	0.0%	0.5%	15.9%	51.5%

Immediate Needs

Facility/Building	Total Items	Total Cost
Pony Express Elementary School	3	\$21,406
Total	3	\$21,406

Pony Express Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1320253	Pony Express Elementary School / Site	285- Adjacent to play structure and K-2	G2022	Parking Lots, Asphalt Pavement, Full Depth (includes sub-base), Repair	Poor	Performance/Integrity	\$8,022
1330821	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003-S001	D3051	Packaged Terminal Air Conditioner (PTAC), 12,000 BTUH, Inatall	NA	Performance/Integrity	\$3,840
1317617	Pony Express Elementary School / 4th R	285-P06-Building Exterior	B2011	Exterior Wall, Wood Fascia Board Siding and Fascia, Repair	Poor	Performance/Integrity	\$9,544
Total (3 items)							\$21,406

Key Findings



Exterior Wall in Poor condition.

Wood Fascia Board Siding and Fascia
4th R 285-P06-Building Exterior

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,500

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The fascia board has water damage and cracks along the south entrance of the building. - AssetCALC ID: 1317617



Roof in Poor condition.

Modified Bituminous
Multipurpose Room and Kitchen 285-002-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$35,700

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There were multiple blister and cracks on the older roof surface. Some bubbles were also observed. - AssetCALC ID: 1328972



Roof in Poor condition.

Modified Bituminous
Administration, K-1 and K-2 285-001-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$54,900

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There were multiple blister and cracks on the older roof surface. Some bubbles were also observed. - AssetCALC ID: 1317620



Roof in Poor condition.

Modified Bituminous
Classrooms 3, 4, 5, 6 & 7 285-003-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$34,300

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There were multiple blister and cracks on the older roof surface. Some bubbles were also observed. - AssetCALC ID: 1328959



Roof in Poor condition.

Modified Bituminous
Classrooms 8, 9, 10, 11 & 12 285-004-Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$34,300

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There were multiple blister and cracks on the older roof surface. - AssetCALC ID: 1328966



Parking Lots in Poor condition.

Asphalt Pavement, Full Depth (includes sub-base)
Site 285- Adjacent to play structure and K-2

Uniformat Code: G2022
Recommendation: **Repair in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,000

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The walkway section near the north side of the play structure and near 0001 is in poor condition. There were multiple cracks and uneven pavement. - AssetCALC ID: 1329253



Packaged Terminal Air Conditioner (PTAC)

12,000 BTUH
Classrooms 3, 4, 5, 6 & 7 285-003-S001

Uniformat Code: D3051
Recommendation: **Install in 2019**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

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- AssetCALC ID: 1330921

2. Administration, K-1 and K-2 (001)



Administration, K-1 and K-2 (001): Systems Summary

Address	1250 56 th Avenue, Sacramento, California 95831	
Constructed/ Renovated	1964/1990	
Building Size	5,832 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor and Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual packaged condensing units with natural gas furnaces	Fair

Administration, K-1 and K-2 (001): Systems Summary		
Fire Suppression	Wet-pipe sprinkler system serving mechanical/boiler rooms; fire extinguishers	Fair
Electrical	Source & Distribution: panel with copper wiring /// Fed from 002 building with copper wiring Interior Lighting: T-8/LED (need to follow up with Galileo)	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Replace older section roof with severe blisters and cracks near the walkway.	

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	-	-	\$71,200	\$18,000	\$37,300	\$126,500
Roofing	-	\$56,500	-	\$132,800	-	\$189,300
Interiors	-	-	\$75,300	\$42,900	\$66,900	\$185,100
Plumbing	-	-	\$2,100	\$6,600	\$44,600	\$53,300
HVAC	-	\$11,200	\$95,900	-	\$56,700	\$163,800
Electrical	-	-	-	-	\$19,000	\$19,000
Fire Alarm & Comm	-	-	-	-	\$3,400	\$3,400
Equipment/Special	-	-	\$23,200	-	-	\$23,200
TOTALS	-	\$67,700	\$267,700	\$200,300	\$227,900	\$763,600

3. Multipurpose Room and Kitchen (002)



Multipurpose Room and Kitchen (002) : Systems Summary

Address	1250 56 th Avenue, Sacramento, California 95831	
Constructed/ Renovated	1964	
Building Size	5,062 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor and Fair
Interiors	Walls: Painted gypsum board, ceramic Floors: Wood, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	No traction or hydraulic elevators One Wheelchair lift at stage	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair

Multipurpose Room and Kitchen (002) : Systems Summary		
HVAC	Two Individual package AC units with natural gas heating	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: T-8/LED (need to check with Galileo)	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
Key Issues and Findings	Replace older section roof with severe blisters and cracks near the walkway.	

Building 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	-	-	\$29,500	\$31,800	\$59,400	\$120,700
Roofing	-	\$36,700	-	\$82,900	-	\$119,600
Interiors	-	-	\$31,100	\$62,600	\$30,900	\$124,600
Elevators	-	-	-	-	-	-
Plumbing	-	-	-	-	\$39,600	\$39,600
HVAC	-	-	\$68,800	-	\$52,800	\$121,700
Electrical	-	-	-	-	\$3,100	\$3,100
Equipment/Special	-	-	\$34,700	\$52,800	\$64,300	\$151,800
TOTALS	-	\$36,700	\$164,100	\$230,100	\$250,100	\$681,100

4. Classrooms 3, 4, 5, 6 & 7 (003)



4. Classrooms 3, 4, 5, 6 & 7 (003): Systems Summary

Address	1250 56 th Avenue, Sacramento, California 95831	
Constructed/ Renovated	1964	
Building Size	6,145 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor and Fair
Interiors	Walls: Painted gypsum board, ceramic Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair

4. Classrooms 3, 4, 5, 6 & 7 (003): Systems Summary		
HVAC	Individual package condenser units with natural gas furnace No cooling or ventilation provided in computer server room, room is excessively hot.	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Fed from 002 building with copper wiring Interior Lighting: T-8/LED (check with Galileo)	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Replace older section roof with severe blisters and cracks near the walkway.	

Building 003: 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	-	-	\$81,300	\$26,300	\$36,600	\$144,100
Roofing	-	\$35,300	-	\$156,700	-	\$192,000
Interiors	-	-	\$104,300	\$70,200	\$97,500	\$272,000
Plumbing	-	-	-	\$33,200	\$52,400	\$85,500
HVAC	\$3,800	-	\$102,300	\$4,700	\$77,500	\$188,400
Electrical	-	-	-	-	\$19,000	\$19,000
Equipment/Special	-	-	\$23,200	-	-	\$23,200
TOTALS	\$3,800	\$35,300	\$311,100	\$291,100	\$283,000	\$924,200

5. Classrooms 8, 9, 10, 11 & 12 (004)



Classrooms 8, 9, 10, 11 & 12 (004) : Systems Summary

Address	1250 56 th Avenue, Sacramento, California 95831	
Constructed/ Renovated	1964	
Building Size	6,145 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor and Fair
Interiors	Walls: Painted gypsum board, ceramic Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair

Classrooms 8, 9, 10, 11 & 12 (004) : Systems Summary		
HVAC	Individual package condensing units with natural gas furnaces	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Fed from 002 building with copper wiring Interior Lighting: T-8/LED (check with Galileo)	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Replace older section roof with severe blisters and cracks near the walkway.	

Building 004: 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	-	-	\$81,300	\$26,300	\$36,600	\$144,100
Roofing	-	\$35,300	-	\$156,700	-	\$192,000
Interiors	-	-	\$104,300	\$97,100	\$134,700	\$336,100
Plumbing	-	\$800	-	\$33,200	\$63,700	\$97,700
HVAC	-	-	\$119,800	-	\$54,000	\$173,900
Electrical	-	-	-	-	\$6,800	\$6,800
Equipment/Special	-	-	\$23,200	-	-	\$23,200
TOTALS	-	\$36,100	\$328,600	\$313,300	\$295,800	\$973,800

6. Portables 13-21



Portables 13-21: Systems Summary

Address	1250 56 th Avenue, Sacramento, California 95831	
Constructed/ Renovated	1967 to 2016	
Building Size	8,600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair and Good
	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Vinyl Floors: Carpet, Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heater	Fair

Portables 13-21: Systems Summary		
HVAC	Individual packaged AC units with natural gas heating Individual packaged heat pumps	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Fed from 002 building with copper wiring Interior Lighting: T-8/LED (check with Galileo)	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	No major issues.	

Portables 13-21: Systems Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$123,200	\$608,200	\$91,500	\$822,800
Roofing	-	-	\$80,800	-	\$76,500	\$157,300
Interiors	-	-	\$124,600	\$68,400	\$185,800	\$378,700
Plumbing	-	-	-	\$59,700	-	\$59,700
HVAC	-	\$11,200	\$11,600	-	\$145,200	\$168,000
Electrical	-	-	-	-	\$7,800	\$7,800
Equipment/Special	-	-	-	\$49,800	-	\$49,800
TOTALS	-	\$11,200	\$340,200	\$786,100	\$506,800	\$1,644,100

7. 4th R



4th R: Systems Summary

Address	1250 56 th Avenue, Sacramento, California 95831	
Constructed/ Renovated	1990	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual packaged heat pump	Fair

4 th R: Systems Summary		
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8/LED (check with Galileo)	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	The fascia board and soffit has water damage and cracks along the south entrance of the building.	

4 th R: 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	\$9,500	\$6,700	\$4,000	\$82,700	\$9,100	\$112,100
Roofing	-	\$300	-	-	\$24,700	\$24,900
Interiors	-	-	\$13,300	\$1,400	\$25,900	\$40,600
HVAC	-	-	-	-	\$21,000	\$21,000
Electrical	-	-	-	-	\$1,600	\$1,600
Equipment/Special	-	-	-	\$10,700	-	\$10,700
TOTALS	\$9,500	\$7,000	\$17,300	\$94,800	\$82,300	\$210,900

8. Site Summary



Site Information		
Lot Size	10.13 acres (estimated)	
Parking Spaces	44 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing, Playgrounds and sports courts, fencing, and site lights Limited park benches, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features Irrigation is present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, HPS, and metal halide	Fair
Ancillary Structures	Pre-fabricated storage sheds	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Repair asphalt walkway near play structure and Building 001-Y002.	

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	-	-	\$21,600	\$52,500	\$8,100	\$82,300
Fire Suppression	-	-	-	-	\$6,100	\$6,100
Electrical	-	\$891,500	-	\$19,900	\$26,700	\$938,100
Fire Alarm & Comm	-	-	-	\$260,600	\$700,400	\$961,000
Site Development	-	\$20,200	\$162,100	\$95,000	\$182,800	\$460,000
Pavement	\$8,000	\$23,600	\$107,800	\$186,800	\$68,500	\$394,600
Landscaping	-	-	\$1,474,700	-	-	\$1,474,700
Site Lighting	-	-	-	-	\$17,300	\$17,300
Utilities	-	-	-	\$81,700	-	\$81,700
TOTALS	\$8,000	\$935,300	\$1,766,200	\$698,500	\$1,009,900	\$4,415,800

9. Property Space Use and Observed Areas

Unit Allocation

All 44,177 square feet of the property are occupied by Pony Express Elementary School. The spaces are mostly a combination of offices, classrooms, multipurpose rooms, kitchen with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

10. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1964. Complaints about accessibility issues were not reported. Pending litigation related to existing barriers or previously removed barriers was not reported to EMG.

A full ADA Compliance Survey has been previously performed at the site. The accessibility study was completed 2009. The associated recommendations appear to have been addressed in full.

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

Pony Express Elementary School:: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Pony Express Elementary School:: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Possible other categories:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Refer to ADA checklist in Appendix C.

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces 	<ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant 	<ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	<ul style="list-style-type: none"> - Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes 	<ul style="list-style-type: none"> - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes 	<ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - A few door knobs instead of lever handles - Non-compliant signage
Interior Path of Travel	<ul style="list-style-type: none"> - All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways 	<ul style="list-style-type: none"> - Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high 	<ul style="list-style-type: none"> - One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Elevators	<ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small 	<ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops 	<ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Kitchens/Kitchenettes	<ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow 	<ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range 	<ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

11. 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.

12. 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.

13. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation of an architectural master plan for the Pony Express Elementary School, 1250 56th Avenue, Sacramento, California 95831, 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: Bhaskar Ale and Aren Hofland
Project Manager

Reviewed by:



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Program Manager
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14. Appendices

- Appendix A: Photographic Record
- Appendix B: Floor Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

Appendix A: Photographic Record



#1	COVER PHOTO
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#2	FRONT ELEVATION
----	-----------------



#3	RIGHT ELEVATION
----	-----------------



#4	LEFT ELEVATION
----	----------------



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



#6	MULTIPURPOSE ROOM REAR ELEVATION
----	----------------------------------



#7	CLASSROOMS 3-7
----	----------------



#8	COVERED WALKWAY
----	-----------------



#9	PORTABLES
----	-----------



#10	4TH R PORTABLE
-----	----------------



#11	EXTERIOR WINDOWS
-----	------------------



#12	MODIFIED BITUMINOUS ROOF WITH BLISTERS AND CRACKS
-----	---



#13	DAMAGED FASCIA BOARD AND SOFFIT ON 4R PORTABLE
-----	--



#14	METAL ROOF, PORTABLES
-----	-----------------------



#15	MULTIPURPOSE ROOM
-----	-------------------



#16	TYPICAL CLASSROOM
-----	-------------------



#17	WALL PAPER DAMAGED
-----	--------------------



#18	CARPET DAMAGED
-----	----------------



#19	MAIN BUILDING ATTIC SPACE
-----	---------------------------



#20	ATTIC SPACE PORTABLE 18
-----	-------------------------



#21	ATTIC SPACE PORTABLE 21
-----	-------------------------



#22	WHEELCHAIR LIFT
-----	-----------------



#23	MAIN BACKFLOW
-----	---------------



#24	TYPICAL BOY'S RESTROOM
-----	------------------------



#25	WATER HEATER
-----	--------------



#26	DRINKING FOUNTAIN
-----	-------------------



#27	PACKAGED UNIT
-----	---------------



#28	CONDENSING UNITS AT ROOF
-----	--------------------------



#29	WALL-MOUNTED HEAT PUMP
-----	------------------------



#30	LOCAL HVAC CONTROLS
-----	---------------------



#31	HVAC SYSTEM DUCTWORK
-----	----------------------



#32	STORAGE ROOM; SERVER ADDED BUT NO HVAC OR VENTING
-----	---



#33	MAIN ELECTRICAL SERVICE
-----	-------------------------



#34	EXTERIOR LIGHTING
-----	-------------------



#35	SECURITY ALARM CONTROLLER (PRINCIPAL'S OFFICE)
-----	--



#36	SECURITY CAMERAS
-----	------------------



#37	MAIN FIRE ALARM PANEL
-----	-----------------------



#38	FIRE ALARM EXTERIOR
-----	---------------------



#39	COMMERCIAL KITCHEN
-----	--------------------



#40	NATURAL GAS METER
-----	-------------------



#41	PARKING LOT
-----	-------------



#42	ADA PARKING
-----	-------------



#43	MAIN PLAYGROUND PLAY STRUCTURE
-----	--------------------------------



#44	ASPHALT PATH WITH CRACKS NEAR MAIN PLAYGROUND
-----	---



#45	KINDERGARTEN PLAYGROUND AND PLAY STRUCTURE
-----	--



#46	IRRIGATION PUMP AND CONTROLLER
-----	--------------------------------



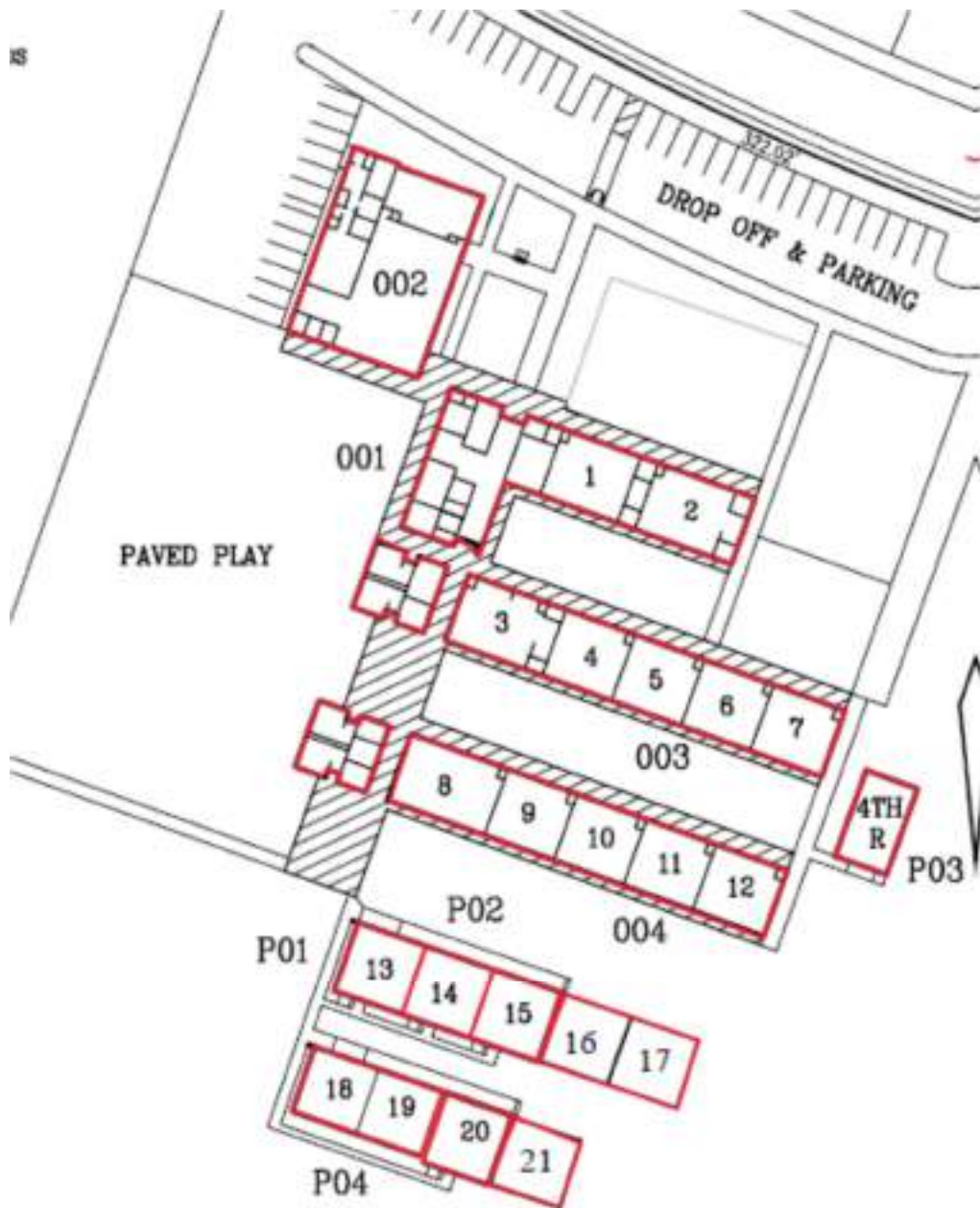
#47	IRRIGATION SPRINKLER HEAD
-----	---------------------------



#48	CRACKED PAVEMENT NEAR PLAY STRUCTURE
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Appendix B: Floor Plan

Floor Plan



SOURCE:

Client – Buildings 001 through 006, and Portables 16-17, 21



ON-SITE DATE:

July 12, 2019

Appendix C: ADA page Questionnaire

ADA CHECKLIST

Date Completed: 7/23/2019

Property Name: Pony Express Elementary School

EMG Project Number: 136988.19R000-45.322

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?	✓			
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?	✓			

ADA CHECKLIST

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?	✓			
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?			✓	Only wheel chair lift in multipurpose room.
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?			✓	

ADA CHECKLIST

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?			✓	
	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 | Pony Express 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	44,177 SF	10	1829357
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	44,177 SF	7	1829434

Component Condition Report | Pony Express Elementary School / 4th R

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	285-P06	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	1,500 SF	9	1328761
B2011	285-P06-Exterior wall	Fair	Exterior Wall, Plywood, Prep & Paint	1,500 SF	3	1330915
B2011	285-P06-Building Exterior	Poor	Exterior Wall, Wood Fascia Board Siding and Fascia, Repair	240 SF	0	1317817
B2021	285-P06-Exterior wall	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	4	4	1328764
B2032	285-P06-Exterior wall	Fair	Exterior Door, Steel	2	10	1328765
Roofing						
B3011	285-P06-Roof	Fair	Roof, Metal	1,000 SF	11	1317825
B3016	285-P06-Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	20 LF	3	1317838
Interiors						
C1023	285-P06-Exterior wall	Fair	Door Hardware System, School (per Door)	2	9	1328867
C3012	285-P06-Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	1,400 SF	4	1328869
C3024	285-P06-Interior	Fair	Interior Floor Finish, Vinyl Sheeting	500 SF	4	1328873
C3025	285-P06-Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	460 SF	4	1328872
C3032	285-P06-Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	14	1328875
HVAC						
D3041	285-P06	Fair	HVAC System Ductwork, Medium Density	960 SF	12	1328303
D3052	285-P06	Fair	Heat Pump, 4 TON [5]	1	15	1328250
Electrical						
D5012	285-P06	Fair	Main Distribution Panel, 100 AMP	1	30	1328172
D5022	285-P06	Fair	Light Fixture, Exterior Flood LED 100 W	3	20	1328311
Equipment/Special						
E2012	285-P06-Interior	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	9	1328878

Component Condition Report | Pony Express Elementary School / Administration, K-1 and K-2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	285-001- Exterior wall	Fair	Exterior Wall, Brick Veneer, 1-2 Stories, Recondition	2,500 SF	15	1328905
B2011	285-001- Exterior wall	Good	Exterior Wall, Trim, doors and soffits, Prep & Paint	2,500 SF	7	1330918

Component Condition Report | Pony Express Elementary School / Administration, K-1 and K-2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2021	285-001- Exterior wall	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	65	4	1328904
B2031	285-001- Exterior wall	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	3	4	1328907
B2032	285-001- Exterior wall	Fair	Exterior Door, Steel	5	9	1328906
Roofing						
B3011	285-001-Roof	Fair	Roof, Modified Bituminous	6,800 SF	10	1317626
B3011	285-001-Roof	Poor	Roof, Modified Bituminous	4,000 SF	1	1317620
B3016	285-001-Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	450 LF	10	1317630
Interiors						
C1021	285-001- Interior	Fair	Interior Door, Wood Solid-Core	12	14	1328911
C1023	285-001- Interior	Fair	Door Hardware System20, School (per Door)	20	9	1328912
C1031	285-001- Interior	Fair	Toilet Partitions, Plastic/Laminate	6	4	1328913
C3012	285-001- Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	8,700 SF	4	1328914
C3024	285-001-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	250 SF	10	1317611
C3024	285-001-Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,200 SF	10	1317631
C3025	285-001-Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	1,400 SF	5	1317639
C3032	285-001- Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,832 SF	4	1328915
Plumbing						
D2014	285-001	Fair	Service Sink, Wall-Hung	2	20	1326206
D2014	285-002	Fair	Service Sink, Wall-Hung	1	20	1326258
D2014	285-001	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	9	20	1326217
D2018	285-001	Fair	Drinking Fountain, Outside/Site Style	1	10	1326304
D2023	285-001	Fair	Water Heater, 30 GAL	1	5	1326266
D2023	285-001	Fair	Domestic Circulation Pump, .5 HP	1	20	1326266
D2029	285-003	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	5,832 SF	40	1326257
D2039	285-001	Fair	Plumbing System, Sanitary Waste	5,832 SF	40	1326237
HVAC						
D3041	285-001	Fair	HVAC System Ductwork, Medium Density	5,832 SF	12	1326295
D3042	285-001-Roof	Fair	Exhaust Fan, 801 - 2000 CFM	1	15	1326291
D3042	285-001-Roof	Fair	Exhaust Fan, 251 - 800 CFM	2	15	1326300
D3051	285-001	Fair	Furnace, 100 MBH [F-14]	1	4	1326310
D3051	285-001	Fair	Furnace, 100 MBH [F-12]	1	4	1326272
D3051	285-001	Fair	Furnace, 100 MBH [F-13]	1	4	1326192
D3051	285-001	Fair	Furnace, 100 MBH [F-11]	1	4	1326308
D3052	285-001-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-11]	1	5	1326222
D3052	285-001-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-14]	1	5	1326232
D3052	285-001-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-12]	1	5	1326213

Component Condition Report | Pony Express Elementary School / Administration, K-1 and K-2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	285-001-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-13]	1	5	1326220
D3052	285-001-Roof	Fair	Packaged Unit (RTU), 3 TON [AC-5]	1	3	1326315
Electrical						
D5012	285-001	Fair	Main Distribution Panel, 400 AMP	1	12	1326239
D5019	285-001	Fair	Electrical Wiring & Switches, High Density/Complexity	5,832 SF	22	1326189
D5022	285-001	Fair	Light Fixture, Exterior Flood LED, 100 W	14	20	1326235
Fire Alarm & Comm						
D5037	285-001	Fair	Annunciator Alarm Panel	1	15	1326194
Equipment/Special						
E2012	285-001- Interior	Fair	Kitchen Cabinetry, Stock Hardwood	50 LF	4	1328916

Component Condition Report | Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	285-003- Exterior wall	Good	Exterior Wall, Trim, Doors and Soffits, Prep & Paint	1,800 SF	7	1330919
B2011	285-003- Exterior wall	Fair	Exterior Wall, Brick Veneer, 1-2 Stories, Recondition	3,000 SF	15	1328925
B2021	285-003- Exterior wall	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	81	4	1328926
B2032	285-003- Exterior wall	Fair	Exterior Door, Steel	16	9	1328924
Roofing						
B3011	285-003-Roof	Poor	Roof, Modified Bituminous	2,500 SF	1	1328959
B3011	285-003-Roof	Fair	Roof, Modified Bituminous	8,100 SF	10	1317627
B3016	285-003-Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	450 LF	10	1317610
Interiors						
C1021	285-003- Exterior wall	Fair	Interior Door, Wood Solid-Core	5	9	1328964
C1023	285-003- Interior	Fair	Door Hardware System20, School (per Door)	16	9	1328921
C1031	285-003- Interior	Fair	Toilet Partitions, Plastic/Laminate	5	4	1328920
C3012	285-003- Interior	Fair	Interior Wall Finish, Ceramic Tile	750 SF	10	1328961
C3012	285-003- Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	9,200 SF	4	1328919
C3024	285-003-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	700 SF	10	1328929
C3024	285-003-Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	480 SF	10	1328928
C3025	285-003-Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	4,300 SF	5	1328927
C3032	285-003- Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,800 SF	4	1328918
Plumbing						
D2011	285-003	Fair	Toilet, Tankless (Water Closet)	5	20	1326309
D2012	285-003	Fair	Urinal, Standard	4	20	1326292
D2014	285-003	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	11	20	1326234

Component Condition Report | Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2018	285-003	Fair	Drinking Fountain, Outside/Site Style	5	10	1326245
D2029	285-003	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	6,145 SF	40	1326209
D2039	285-003	Fair	Plumbing System, Sanitary Waste	6,145 SF	40	1326178
HVAC						
D3041	285-003	Fair	HVAC System Ductwork, Medium Density	6,145 SF	12	1326193
D3042	285-003-Roof	Fair	Exhaust Fan, 251 - 800 CFM	2	7	1326285
D3051	285-003	Fair	Furnace, 100 MBH [F-9]	1	4	1326248
D3051	285-003-S001	NA	Packaged Terminal Air Conditioner (PTAC), 12,000 BTUH, Install	1	0	1330921
D3051	285-003	Fair	Furnace, 100 MBH [F-10]	1	4	1326273
D3051	285-003	Fair	Furnace, 100 MBH [F-8]	1	4	1326255
D3051	285-003	Fair	Furnace, 100 MBH [F-6]	1	4	1326254
D3051	285-003	Fair	Furnace, 100 MBH [F-7]	1	4	1326256
D3052	285-003-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-7]	1	5	1326293
D3052	285-003-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-9]	1	5	1326204
D3052	285-003-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-6]	1	5	1326278
D3052	285-003-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-8]	1	5	1326215
D3052	285-003-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-10]	1	15	1326243
Electrical						
D5012	285-001	Fair	Main Distribution Panel, 400 AMP	1	12	1326260
D5019	285-003	Fair	Electrical Wiring & Switches, High Density/Complexity	6,145 SF	22	1326260
D5022	285-003	Fair	Light Fixture, Exterior Flood LED, 100 W	14	20	1326228
Equipment/Special						
E2012	285-003- Interior	Fair	Kitchen Cabinetry, Stock Hardwood	50 LF	4	1328917

Component Condition Report | Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	285-004- Exterior wall	Good	Exterior Wall, Trim, Doors and Soffits, Prep & Paint	1,800 SF	7	1330920
B2011	285-004- Exterior wall	Fair	Exterior Wall, Brick Veneer, 1-2 Stories, Recondition	3,000 SF	15	1328938
B2021	285-004- Exterior wall	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	81	4	1328939
B2032	285-004- Exterior wall	Fair	Exterior Door, Steel	16	9	1328937
Roofing						
B3011	285-004-Roof	Poor	Roof, Modified Bituminous	2,500 SF	1	1328966
B3011	285-004-Roof	Fair	Roof, Modified Bituminous	8,100 SF	10	1317629
B3016	285-004-Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	450 LF	10	1317632
Interiors						

Component Condition Report | Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	285-004- Interior	Fair	Interior Door, Wood Solid-Core	5	9	1328935
C1023	285-004- Interior	Fair	Door Hardware System20, School (per Door)	16	9	1328934
C1031	285-004- Interior	Fair	Toilet Partitions, Plastic/Laminate	5	4	1328933
C3012	285-004- Interior	Fair	Interior Wall Finish, Ceramic Tile	750 SF	9	1328970
C3012	285-004- Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	9,200 SF	4	1328932
C3012	285-004-Restrooms unisex		Interior Wall Finish, any surface, Prep & Paint	9,999 SF	10	1317641
C3024	285-004-Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	480 SF	10	1328941
C3024	285-004-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	700 SF	10	1328942
C3025	285-004-Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	4,300 SF	5	1328940
C3032	285-004- Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,800 SF	4	1328931
Plumbing						
D2011	285-004	Fair	Toilet, Tankless (Water Closet)	7	20	1326203
D2012	285-004	Fair	Urinal, Standard	4	20	1326171
D2014	285-004	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	13	20	1326265
D2018	285-004	Fair	Drinking Fountain, Outside/Site Style	5	10	1326277
D2023	285-004	Fair	Water Heater, 10 GAL	1	3	1326312
D2029	285-004	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	6,145 SF	40	1326187
D2039	285-004	Fair	Plumbing System, Sanitary Waste	6,145 SF	40	1326314
HVAC						
D3041	285-004	Fair	HVAC System Ductwork, Medium Density	6,145 SF	12	1326299
D3042	285-004-Roof	Fair	Exhaust Fan, 251 - 800 CFM	2	15	1326170
D3051	285-004	Fair	Furnace, 100 MBH [F-2]	1	4	1326208
D3051	285-004	Fair	Furnace, 100 MBH [F-1]	1	4	1326231
D3051	285-004	Fair	Furnace, 100 MBH [F-5]	1	4	1326262
D3051	285-004	Fair	Furnace, 100 MBH [F-3]	1	4	1326294
D3051	285-004	Fair	Furnace, 100 MBH [F-4]	1	4	1326301
D3052	285-004-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-4]	1	5	1326188
D3052	285-004-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-1]	1	5	1326251
D3052	285-004-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-2]	1	5	1326201
D3052	285-004-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-3]	1	5	1326211
D3052	285-004-Roof	Fair	Packaged Unit (RTU), 5 TON [CU-5]	1	5	1326270
Electrical						
D5012	285-004	Fair	Main Distribution Panel, 600 AMP	1	30	1326175
D5019	285-004	Fair	Electrical Wiring & Switches, High Density/Complexity	6,145 SF	22	1326205
D5022	285-004	Fair	Light Fixture, Exterior Flood LED, 100 W	13	20	1326252
Equipment/Special						

Component Condition Report | Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2012	285-004- Interior	Fair	Kitchen Cabinetry, Stock Hardwood	50 LF	4	1328930

Component Condition Report | Pony Express Elementary School / Multipurpose Room and Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	285-002- Exterior wall	Fair	Exterior Wall, Brick Veneer, 1-2 Stories, Recondition	4,100 SF	15	1329104
B2011	285-002- Exterior wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,200 SF	4	1328951
B2021	285-002- Exterior wall	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	10	4	1328952
B2032	285-002-Exterior wall	Fair	Exterior Door, Steel	7	9	1328950
B2034	285-002-K001	Fair	Overhead/Dock Door, 144 SF	3	10	1317616
Roofing						
B3011	285-002-Roof	Fair	Roof, Modified Bituminous	4,200 SF	10	1317635
B3011	285-002-Roof	Poor	Roof, Modified Bituminous	2,600 SF	1	1328972
B3016	285-002-Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	330 LF	10	1317619
Interiors						
C1021	285-002- Interior	Fair	Interior Door, Wood Solid-Core	5	14	1328948
C1023	285-002- Interior	Fair	Door Hardware System20, School (per Door)	12	9	1328947
C3012	285-002- Interior	Fair	Interior Wall Finish, Ceramic Tile	400 SF	34	1329107
C3012	285-002- Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	7,600 SF	4	1328945
C3024	285-002-Interior	Fair	Interior Floor Finish, Wood Parquetry	500 SF	10	1329108
C3024	285-002-Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,300 SF	10	1328954
C3024	285-002-Interior	Fair	Interior Floor Finish, Ceramic Tile	600 SF	10	1328955
C3032	285-002- Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,500 SF	4	1328944
Elevators						
D1013	285-002	Fair	Wheelchair Lift, 5' Rise, Renovate	1	25	1326226
Plumbing						
D2011	285-002	Fair	Toilet, Commercial Water Closet	1	20	1326225
D2014	285-002	Fair	Service Sink, Wall-Hung	1	20	1326247
D2014	285-002	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	10	30	1326267
D2014	285-002	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	30	30	1326302
D2023	285-002	Fair	Water Heater, 80 GAL [EWH-1]	1	15	1326249
D2023	285-002	Fair	Domestic Circulation Pump, .5 HP	1	20	1326305
D2029	285-002	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	5,062 SF	40	1326216
D2039	285-002	Fair	Plumbing System, Sanitary Waste	5,062 SF	40	1326259
HVAC						
D3041	285-002	Fair	HVAC System Ductwork, Medium Density	5,062 SF	12	1326290

Component Condition Report | Pony Express Elementary School / Multipurpose Room and Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	285-002-K001	Fair	Exhaust Fan, 1000 CFM [No tag/plate found]	1	5	1317815
D3042	285-002-Roof	Fair	Exhaust Fan, 801 - 2000 CFM	1	15	1326274
D3042	285-002-Roof	Fair	Exhaust Fan, 251 - 800 CFM	1	15	1326236
D3042	285-002-Roof	Fair	Exhaust Fan, 801 - 2000 CFM	1	15	1326244
D3052	285-002-Roof	Fair	Packaged Unit (RTU), 5 TON [AC-1]	1	5	1326183
D3052	285-002-Roof	Fair	Packaged Unit (RTU), 15 TON [AC-2]	1	5	1326264
D3094	285-002-K001	Fair	Air Curtain, 1000 CFM [No tag/plate found]	1	5	1317613

Electrical

D5012	285-002	Fair	Main Distribution Panel, 400 AMP [PANEL LA]	1	30	1326195
D5019	285-002	Fair	Electrical Wiring & Switches, High Density/Complexity	5,062 SF	22	1326218
D5022	285-002	Fair	Light Fixture, Exterior Flood LED, 100 W	6	20	1326219

Equipment/Special

E1093	285-002-K001	Good	Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found]	1	10	1317642
E1093	285-002-U001	Fair	Commercial Kitchen, Freezer, Chest [No tag/plate found]	1	5	1317643
E1093	285-002-U001	Fair	Commercial Kitchen, Freezer, Chest [No tag/plate found]	1	5	1317640
E1093	285-002-K001	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	1317633
E1093	285-002-K001	Fair	Commercial Kitchen, Convection Oven, Single [No tag/plate found]	1	6	1317645
E1093	285-002-K001	Fair	Commercial Kitchen, Range/Oven, 6-Burner [No tag/plate found]	1	5	1317634
E1093	285-002-K001	Fair	Commercial Kitchen, Freezer, 3-Door Reach-In [No tag/plate found]	1	10	1317816
E1093	285-002-K001	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found]	1	10	1317812
E1093	285-002-U001	Fair	Commercial Kitchen, Freezer, Chest [No tag/plate found]	1	5	1317622
E1093	285-002-K001	Fair	Commercial Kitchen, Convection Oven, Single [No tag/plate found]	1	6	1317624
E1093	285-002-K001	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	10	1317609
E2012	285-002- Interior	Fair	Kitchen Cabinetry, Stock Hardwood	20 LF	4	1328943

Component Condition Report | Pony Express Elementary School / Portables 13-21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	285-Portables 13-21	Fair	Exterior Wall, Plywood, Prep & Paint	11,000 SF	4	1330917
B2011	285-Portables 13-21-Exterior wall	Fair	Exterior Wall, Plywood Siding	11,000 SF	10	1329117
B2021	285-Portables 13-21-Exterior wall	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	72	4	1329116
B2032	285-Portables 13-21-Exterior wall	Fair	Exterior Door, Steel	18	15	1329115
Roofing						
B3011	285-P01,P02,P03 - Roof	Fair	Roof, Metal	3,100 SF	11	1317646
B3011	285-P04-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,000 SF	5	1317621
B3011	285-P05-Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	990 SF	5	1317614

Component Condition Report | Pony Express Elementary School / Portables 13-21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	285-Roof 21	Good	Roof, Metal	1,000 SF	37	1317644
B3011	285-Roof 16,17	Good	Roof, Metal	2,000 SF	37	1317638
Interiors						
C1023	285-Portables 13-21-Exterior wall	Fair	Door Hardware System, School (per Door)	18	9	1329114
C3012	285-Portables 13-21-Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	12,900 SF	4	1329113
C3024	285-Portables 13-21-Interior	Fair	Interior Floor Finish, Vinyl Sheeting	7,700 SF	5	1329111
C3025	285-Portables 13-21-Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	900 SF	4	1329112
C3032	285-Portables 13-21-Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,600 SF	10	1329110
Plumbing						
D2018	285-Portables 13-21	Fair	Drinking Fountain, Outside/Site Style	9	10	1326198
D2029	285-P05	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	960 SF	40	1326196
D2029	285-P04	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	1,800 SF	40	1326271
D2029	285-Portables 13-21	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	1,980 SF	40	1326185
D2029	285-P01	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	960 SF	40	1326180
D2029	285-P03	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	960 SF	40	1326177
D2029	285-Portables 13-21	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	980 SF	40	1326233
D2029	285-P02	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	960 SF	40	1326207
D2039	285-P02	Fair	Plumbing System, Sanitary Waste	960 SF	40	1326288
D2039	285-P03	Fair	Plumbing System, Sanitary Waste	960 SF	40	1326176
D2039	285-Portables 13-21	Fair	Plumbing System, Sanitary Waste	980 SF	40	1326224
D2039	285-P05	Fair	Plumbing System, Sanitary Waste	960 SF	40	1326289
D2039	285-P04	Fair	Plumbing System, Sanitary Waste	1,800 SF	40	1326179
D2039	285-P01	Fair	Plumbing System, Sanitary Waste	960 SF	40	1326229
D2039	285-Portables 13-21	Fair	Plumbing System, Sanitary Waste	1,980 SF	40	1326212
HVAC						
D3041	285-P05	Fair	HVAC System Ductwork, Medium Density	960 SF	12	1326199
D3041	285-P03	Fair	HVAC System Ductwork, Medium Density	960 SF	12	1326287
D3041	285-P04	Fair	HVAC System Ductwork, Medium Density	1,800 SF	12	1326191
D3041	285-P01	Fair	HVAC System Ductwork, Medium Density	960 SF	12	1326221
D3041	285-P02	Fair	HVAC System Ductwork, Medium Density	960 SF	12	1326190
D3041	285-Portables 13-21	Fair	HVAC System Ductwork, Medium Density	1,980 SF	12	1326281
D3041	285-Portables 13-21	Fair	HVAC System Ductwork, Medium Density	980 SF	12	1326261
D3052	285-P01	Fair	Heat Pump, 3 TON	1	15	1326263
D3052	285-Portables 13-21	Fair	Heat Pump, 3.5 TON	1	15	1326240
D3052	285-P02	Fair	Heat Pump, 3 TON	1	15	1326298
D3052	285-Portables 13-21	Fair	Heat Pump, 3.5 TON	1	15	1326313

Component Condition Report | Pony Express Elementary School / Portables 13-21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	285-P03	Fair	Heat Pump, 3 TON	1	15	1326253
D3052	285-P04	Fair	Packaged Unit (RTU), 3 TON	1	4	1326227
D3052	285-Portables 13-21	Fair	Heat Pump, 3.5 TON	1	15	1326316
D3052	285-P04	Fair	Packaged Unit (RTU), 3 TON	1	3	1326264
D3052	285-P05	Fair	Heat Pump, 3 TON	1	15	1326262
Electrical						
D5012	285-P05	Fair	Main Distribution Panel, 200 AMP	1	30	1326197
D5012	285-P01	Fair	Main Distribution Panel, 100 AMP	1	30	1326275
D5012	285-P03	Fair	Main Distribution Panel, 100 AMP	1	30	1326166
D5012	285-P04	Fair	Main Distribution Panel, 100 AMP	1	30	1326306
D5012	285-002	Fair	Main Distribution Panel, 100 AMP	1	30	1326246
D5012	285-P05	Fair	Main Distribution Panel, 200 AMP	1	30	1326200
D5012	285-P04	Fair	Main Distribution Panel, 100 AMP	1	30	1326242
D5012	285-Portables 13-21	Fair	Main Distribution Panel, 300 AMP [DP-PE]	1	30	1326169
D5019	285-P01	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	22	1326230
D5019	285-Portables 13-21	Fair	Electrical Wiring & Switches, High Density/Complexity	1,980 SF	22	1326173
D5019	285-P02	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	22	1326238
D5019	285-P05	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	22	1326182
D5019	285-Portables 13-21	Fair	Electrical Wiring & Switches, High Density/Complexity	980 SF	22	1326268
D5019	285-P03	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	22	1326296
D5019	285-P04	Fair	Electrical Wiring & Switches, High Density/Complexity	1,800 SF	22	1326307
D5019	285-P06	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	22	1326210
D5022	285-Portables 13-21	Fair	Light Fixture, Exterior Flood LED, 100 W	15	20	1326276
Equipment/Special						
E2012	285-Portables 13-21-Interior	Fair	Kitchen Cabinetry, Stock Hardwood	90 LF	10	1326109

Component Condition Report | Pony Express Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2018	285	Fair	Drinking Fountain, Interior	2	15	1326214
D2018	285	Fair	Drinking Fountain, Outside/Site Style	5	10	1326202
D2021	285-Site	Fair	Backflow Preventer, 6 INCH [No tag/plate found]	1	10	1317623
D2023	285-Site	Fair	Domestic Circulation/Booster Pump, 20 HP [No tag/plate found]	1	5	1317628
Fire Suppression						
D4019	Site	Fair	Sprinkler Heads (per SF)	1,650 SF	20	1326283
Electrical						

Component Condition Report | Pony Express Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	285	Fair	Building/Main Switchboard, 2000 AMP	1	30	1326223
D5029	285	Fair	Lighting System, Interior, High Density & Standard Fixtures	47,136 SF	2	1326297
D5092	285	Good	Exit Lighting Fixture, w/ Battery	25	8	1326174
Fire Alarm & Comm						
D5037	285	Fair	Fire Alarm System, Advanced Addressable, Upgrade/Install	47,136 SF	20	1326279
D5038	285-001	Fair	Security/Surveillance System, Cameras and CCTV	47,136 SF	10	1326164
Pavement						
G2022	285- Adjacent to play structure and K-2	Poor	Parking Lots, Asphalt Pavement, Full Depth (includes sub-base), Repair	900 SF	0	1329253
G2022	285-Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	35,000 SF	3	1329220
G2022	285-Parking lot	Fair	Parking Lots, Asphalt Pavement	35,000 SF	4	1329219
G2031	285	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	9,900 SF	9	1329181
Site Development						
G2041	285	Fair	Fences & Gates, Chain Link, 6' High	2,700 LF	14	1329180
G2047	285-Play surface	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	30,000 SF	4	1329221
G2047	285	Fair	Play Structure, Medium	2	9	1329179
G2047	285-Play surface	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	30,000 SF	3	1329222
G2049	285-Site	Fair	Shed, Wooden Framed, Asphalt Shingles	80 SF	14	1329223
Landscaping						
G2057	285	Fair	Irrigation System	273,000 SF	4	1329178
Utilities						
G3011	Site	Fair	Water Line, Copper, 2"	126 LF	8	1836477
G3021	Site	Fair	Sewer Line, PVC, 6"	126 LF	8	1836478
Site Lighting						
G4021	285	Fair	Site Pole Light, 135 - 1000 WATT, Replace/Install	1	20	1326269

Appendix E: Replacement Reserves

Replacement Reserves Report

6/10/2020

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate		
Pony Express Elementary School		D5031	1829357	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	10	44177	SF	\$2.26 \$99,956												\$99,956 \$99,956		
Pony Express Elementary School		D5038	1829434	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	8	7	7	44177	SF	\$4.46 \$196,883								\$196,883					\$196,883	
Pony Express Elementary School	4th R	B2011	1317617	Exterior Wall, Wood Fascia Board Siding and Fascia, Repair	0	0	0	0	240	SF	\$39.77 \$9,544	\$9,544												\$9,544	
Pony Express Elementary School	4th R	B2011	1330915	Exterior Wall, Plywood, Prep & Paint	10	7	3	3	1500	SF	\$4.11 \$6,171				\$6,171									\$6,171	
Pony Express Elementary School	4th R	B2011	1328761	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	21	9	9	1500	SF	\$41.14 \$61,708										\$61,708			\$61,708	
Pony Express Elementary School	4th R	B2021	1328764	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	26	4	4	4	EA	\$891.34 \$3,565					\$3,565								\$3,565	
Pony Express Elementary School	4th R	B2032	1328765	Exterior Door, Steel, Replace	40	30	10	10	2	EA	\$822.77 \$1,646													\$1,646	
Pony Express Elementary School	4th R	B3016	1317636	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	3	20	LF	\$12.34 \$247				\$247									\$247	
Pony Express Elementary School	4th R	C1023	1328867	Door Hardware System, School (per Door), Replace	30	21	9	9	2	EA	\$548.52 \$1,097										\$1,097			\$1,097	
Pony Express Elementary School	4th R	C3012	1328869	Interior Wall Finish, any surface, Prep & Paint	10	6	4	4	1400	SF	\$2.06 \$2,880					\$2,880								\$2,880	
Pony Express Elementary School	4th R	C3024	1328873	Interior Floor Finish, Vinyl Sheeting, Replace	15	11	4	4	500	SF	\$9.60 \$4,800					\$4,800								\$4,800	
Pony Express Elementary School	4th R	C3025	1328872	Interior Floor Finish, Carpet Commercial Tile, Replace	10	6	4	4	460	SF	\$8.91 \$4,100					\$4,100								\$4,100	
Pony Express Elementary School	4th R	E2012	1328876	Kitchen Cabinetry, Stock Hardwood, Replace	20	11	9	9	20	LF	\$411.39 \$8,228										\$8,228			\$8,228	
Pony Express Elementary School	Administration, K-1 and K-2	B2011	1330918	Exterior Wall, Trim, doors and soffits, Prep & Paint	10	3	7	7	2500	SF	\$4.11 \$10,285								\$10,285					\$10,285	
Pony Express Elementary School	Administration, K-1 and K-2	B2021	1328904	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	26	4	4	65	EA	\$891.34 \$57,937					\$57,937								\$57,937	
Pony Express Elementary School	Administration, K-1 and K-2	B2031	1328907	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	26	4	4	3	EA	\$1,782.68 \$5,348					\$5,348								\$5,348	
Pony Express Elementary School	Administration, K-1 and K-2	B2032	1328906	Exterior Door, Steel, Replace	40	31	9	9	5	EA	\$822.77 \$4,114										\$4,114			\$4,114	
Pony Express Elementary School	Administration, K-1 and K-2	B3011	1317620	Roof, Modified Bituminous, Replace	20	19	1	1	4000	SF	\$13.71 \$54,852	\$54,852												\$54,852	
Pony Express Elementary School	Administration, K-1 and K-2	B3011	1317626	Roof, Modified Bituminous, Replace	20	10	10	10	6800	SF	\$13.71 \$93,248												\$93,248	\$93,248	
Pony Express Elementary School	Administration, K-1 and K-2	B3016	1317630	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	10	450	LF	\$12.34 \$5,554												\$5,554	\$5,554	
Pony Express Elementary School	Administration, K-1 and K-2	C1023	1328912	Door Hardware System20, School (per Door), Replace	30	21	9	9	20	EA	\$548.52 \$10,970										\$10,970			\$10,970	
Pony Express Elementary School	Administration, K-1 and K-2	C1031	1328913	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	4	6	EA	\$1,028.47 \$6,171					\$6,171								\$6,171	
Pony Express Elementary School	Administration, K-1 and K-2	C3012	1328914	Interior Wall Finish, any surface, Prep & Paint	10	6	4	4	8700	SF	\$2.06 \$17,895					\$17,895								\$17,895	
Pony Express Elementary School	Administration, K-1 and K-2	C3024	1317611	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	10	250	SF	\$24.68 \$6,171												\$6,171	\$6,171	
Pony Express Elementary School	Administration, K-1 and K-2	C3024	1317631	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	10	2200	SF	\$6.86 \$15,084												\$15,084	\$15,084	
Pony Express Elementary School	Administration, K-1 and K-2	C3025	1317639	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	5	1400	SF	\$10.28 \$14,399					\$14,399								\$14,399	
Pony Express Elementary School	Administration, K-1 and K-2	C3032	1328915	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	21	4	4	5832	SF	\$4.80 \$27,991					\$27,991								\$27,991	
Pony Express Elementary School	Administration, K-1 and K-2	D2018	1326304	Drinking Fountain, Outside/Site Style, Replace	15	5	10	10	1	EA	\$4,936.64 \$4,937											\$4,937		\$4,937	
Pony Express Elementary School	Administration, K-1 and K-2	D2023	1326266	Water Heater, 30 GAL, Replace	15	10	5	5	1	EA	\$1,782.68 \$1,783					\$1,783								\$1,783	
Pony Express Elementary School	Administration, K-1 and K-2	D3051	1326310	Furnace, 100 MBH, Replace	20	16	4	4	1	EA	\$5,759.42 \$5,759					\$5,759								\$5,759	
Pony Express Elementary School	Administration, K-1 and K-2	D3051	1326272	Furnace, 100 MBH, Replace	20	16	4	4	1	EA	\$5,759.42 \$5,759					\$5,759								\$5,759	
Pony Express Elementary School	Administration, K-1 and K-2	D3051	1326192	Furnace, 100 MBH, Replace	20	16	4	4	1	EA	\$5,759.42 \$5,759					\$5,759								\$5,759	
Pony Express Elementary School	Administration, K-1 and K-2	D3051	1326308	Furnace, 100 MBH, Replace	20	16	4	4	1	EA	\$5,759.42 \$5,759					\$5,759								\$5,759	
Pony Express Elementary School	Administration, K-1 and K-2	D3052	1326315	Packaged Unit (RTU), 3 TON, Replace	20	17	3	3	1	EA	\$10,284.68 \$10,285				\$10,285										\$10,285
Pony Express Elementary School	Administration, K-1 and K-2	D3052	1326222	Packaged Unit (RTU), 5 TON, Replace	20	15	5	5	1	EA	\$15,084.19 \$15,084					\$15,084									\$15,084
Pony Express Elementary School	Administration, K-1 and K-2	D3052	1326232	Packaged Unit (RTU), 5 TON, Replace	20	15	5	5	1	EA	\$15,084.19 \$15,084					\$15,084									\$15,084
Pony Express Elementary School	Administration, K-1 and K-2	D3052	1326213	Packaged Unit (RTU), 5 TON, Replace	20	15	5	5	1	EA	\$15,084.19 \$15,084					\$15,084									\$15,084
Pony Express Elementary School	Administration, K-1 and K-2	D3052	1326220	Packaged Unit (RTU), 5 TON, Replace	20	15	5	5	1	EA	\$15,084.19 \$15,084					\$15,084									\$15,084
Pony Express Elementary School	Administration, K-1 and K-2	E2012	1328916	Kitchen Cabinetry, Stock Hardwood, Replace	20	16	4	4	50	LF	\$411.39 \$20,569					\$20,569									\$20,569
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	B2011	1330919	Exterior Wall, Trim, Doors and Soffits, Prep & Paint	10	3	7	7	1800	SF	\$4.11 \$7,405												\$7,405		\$7,405
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	B2021	1328926	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	26	4	4	81	EA	\$891.34 \$72,198					\$72,198									\$72,198
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	B2032	1328924	Exterior Door, Steel, Replace	40	31	9	9	16	EA	\$822.77 \$13,164										\$13,164				\$13,164
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	B3011	1328959	Roof, Modified Bituminous, Replace	20	19	1	1	2500	SF	\$13.71 \$34,282	\$34,282													\$34,282
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	B3011	1317627	Roof, Modified Bituminous, Replace	20	10	10	10	8100	SF	\$13.71 \$111,074												\$111,074		\$111,074
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	B3016	1317610	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	10	450	LF	\$12.34 \$5,554												\$5,554		\$5,554
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	C1021	1328964	Interior Door, Wood Solid-Core, Replace	40	31	9	9	5	EA	\$959.90 \$4,800											\$4,800			\$4,800
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	C1023	1328921	Door Hardware System20, School (per Door), Replace	30	21	9	9	16	EA	\$548.52 \$8,776											\$8,776			\$8,776
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	C1031	1328920	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	4	5	EA	\$1,028.47 \$5,142					\$5,142									\$5,142
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	C3012	1328919	Interior Wall Finish, any surface, Prep & Paint	10	6	4	4	9200	SF	\$2.06 \$18,924					\$18,924									\$18,924
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	C3012	1328961	Interior Wall Finish, Ceramic Tile, Replace	40	30	10	10	750	SF	\$24.68 \$18,512												\$18,512		\$18,512
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	C3024	1328929	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	10	700	SF	\$24.68 \$17,278												\$17,278		\$17,278
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	C3024	1328928	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	10	480	SF	\$6.86 \$3,291												\$3,291		\$3,291

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	C3025	1328927	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	4300	SF	\$10.28	\$44,224					\$44,224							\$44,224	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	C3032	1328918	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	21	4	4800	SF	\$4.80	\$23,038					\$23,038								\$23,038
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D2018	1326245	Drinking Fountain, Outside/Site Style, Replace	15	5	10	5	EA	\$4,936.64	\$24,683											\$24,683	\$24,683	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3042	1326285	Exhaust Fan, 251 - 800 CFM, Replace	25	18	7	2	EA	\$1,919.81	\$3,840								\$3,840				\$3,840	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3051	1330921	Packaged Terminal Air Conditioner (PTAC), 12,000 BTUH, Install	15	15	0	1	EA	\$3,839.61	\$3,840	\$3,840											\$3,840	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3051	1326248	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759							\$5,759	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3051	1326273	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759							\$5,759	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3051	1326255	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759							\$5,759	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3051	1326254	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759							\$5,759	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3051	1326256	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759							\$5,759	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3052	1326293	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084						\$15,084	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3052	1326204	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084						\$15,084	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3052	1326278	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084						\$15,084	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	D3052	1326215	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084						\$15,084	
Pony Express Elementary School	Classrooms 3, 4, 5, 6 & 7	E2012	1328917	Kitchen Cabinetry, Stock Hardwood, Replace	20	16	4	50	LF	\$411.39	\$20,569					\$20,569							\$20,569	
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	B2011	1330920	Exterior Wall, Trim, Doors and Soffits, Prep & Paint	10	3	7	1800	SF	\$4.11	\$7,405								\$7,405				\$7,405	
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	B2021	1328939	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	26	4	81	EA	\$891.34	\$72,198					\$72,198							\$72,198	
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	B2032	1328937	Exterior Door, Steel, Replace	40	31	9	16	EA	\$822.77	\$13,164										\$13,164		\$13,164	
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	B3011	1328966	Roof, Modified Bituminous, Replace	20	19	1	2500	SF	\$13.71	\$34,282		\$34,282											\$34,282
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	B3011	1317629	Roof, Modified Bituminous, Replace	20	10	10	8100	SF	\$13.71	\$111,074											\$111,074		\$111,074
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	B3016	1317632	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	450	LF	\$12.34	\$5,554											\$5,554		\$5,554
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C1021	1328935	Interior Door, Wood Solid-Core, Replace	40	31	9	5	EA	\$959.90	\$4,800										\$4,800			\$4,800
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C1023	1328934	Door Hardware System20, School (per Door), Replace	30	21	9	16	EA	\$548.52	\$8,776										\$8,776			\$8,776
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C1031	1328933	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	5	EA	\$1,028.47	\$5,142					\$5,142								\$5,142
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C3012	1328932	Interior Wall Finish, any surface, Prep & Paint	10	6	4	9200	SF	\$2.06	\$18,924					\$18,924								\$18,924
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C3012	1328970	Interior Wall Finish, Ceramic Tile, Replace	40	31	9	750	SF	\$24.68	\$18,512										\$18,512			\$18,512
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C3012	1317641	Interior Wall Finish, any surface, Prep & Paint	10	0	10	9999	SF	\$2.06	\$20,567											\$20,567		\$20,567
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C3024	1328941	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	480	SF	\$6.86	\$3,291											\$3,291		\$3,291
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C3024	1328942	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	700	SF	\$24.68	\$17,278											\$17,278		\$17,278
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C3025	1328940	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	4300	SF	\$10.28	\$44,224						\$44,224							\$44,224
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	C3032	1328931	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	21	4	4800	SF	\$4.80	\$23,038					\$23,038								\$23,038
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D2018	1326277	Drinking Fountain, Outside/Site Style, Replace	15	5	10	5	EA	\$4,936.64	\$24,683											\$24,683		\$24,683
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D2023	1326312	Water Heater, 10 GAL, Replace	15	12	3	1	EA	\$754.21	\$754				\$754									\$754
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3051	1326208	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3051	1326231	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3051	1326262	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3051	1326294	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3051	1326301	Furnace, 100 MBH, Replace	20	16	4	1	EA	\$5,759.42	\$5,759					\$5,759								\$5,759
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3052	1326188	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084							\$15,084
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3052	1326251	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084							\$15,084
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3052	1326201	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084							\$15,084
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3052	1326211	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084							\$15,084
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	D3052	1326270	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084							\$15,084
Pony Express Elementary School	Classrooms 8, 9, 10, 11 & 12	E2012	1328930	Kitchen Cabinetry, Stock Hardwood, Replace	20	16	4	50	LF	\$411.39	\$20,569					\$20,569								\$20,569
Pony Express Elementary School	Multipurpose Room and Kitchen	B2011	1328951	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	4200	SF	\$4.11	\$17,278					\$17,278								\$17,278
Pony Express Elementary School	Multipurpose Room and Kitchen	B2021	1328952	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	26	4	10	EA	\$891.34	\$8,913					\$8,913								\$8,913
Pony Express Elementary School	Multipurpose Room and Kitchen	B2032	1328950	Exterior Door, Steel, Replace	40	31	9	7	EA	\$822.77	\$5,759										\$5,759			\$5,759
Pony Express Elementary School	Multipurpose Room and Kitchen	B2034	1317616	Overhead/Dock Door, 144 SF, Replace	30	20	10	3	EA	\$6,033.68	\$18,101											\$18,101		\$18,101
Pony Express Elementary School	Multipurpose Room and Kitchen	B3011	1328972	Roof, Modified Bituminous, Replace	20	19	1	2600	SF	\$13.71	\$35,654		\$35,654											\$35,654
Pony Express Elementary School	Multipurpose Room and Kitchen	B3011	1317635	Roof, Modified Bituminous, Replace	20	10	10	4200	SF	\$13.71	\$57,594											\$57,594		\$57,594
Pony Express Elementary School	Multipurpose Room and Kitchen	B3016	1317619	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	330	LF	\$12.34	\$4,073											\$4,073		\$4,073
Pony Express Elementary School	Multipurpose Room and Kitchen	C1023	1328947	Door Hardware System20, School (per Door), Replace	30	21	9	12	EA	\$548.52	\$6,582										\$6,582			\$6,582
Pony Express Elementary School	Multipurpose Room and Kitchen	C3012	1328945	Interior Wall Finish, any surface, Prep & Paint	10	6	4	7600	SF	\$2.06	\$15,633					\$15,633								\$15,633
Pony Express Elementary School	Multipurpose Room and Kitchen	C3024	1329108	Interior Floor Finish, Wood Parquetry, Replace	30	20	10	500	SF	\$19.20	\$9,599											\$9,599		\$9,599
Pony Express Elementary School	Multipurpose Room and Kitchen	C3024	1328954	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	2300	SF	\$6.86	\$15,770											\$15,770		\$15,770
Pony Express Elementary School	Multipurpose Room and Kitchen	C3024	13289																					

Building	Subfolder	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Deficiency Repair Estimate		
Pony Express Elementary School	Multipurpose Room and Kitchen	D3042	1317615	Exhaust Fan, 1000 CFM, Replace	20	15	5	1	EA	\$685.65	\$686						\$686						\$686		
Pony Express Elementary School	Multipurpose Room and Kitchen	D3052	1326183	Packaged Unit (RTU), 5 TON, Replace	20	15	5	1	EA	\$15,084.19	\$15,084						\$15,084							\$15,084	
Pony Express Elementary School	Multipurpose Room and Kitchen	D3052	1326264	Packaged Unit (RTU), 15 TON, Replace	20	15	5	1	EA	\$41,138.70	\$41,139						\$41,139							\$41,139	
Pony Express Elementary School	Multipurpose Room and Kitchen	D3094	1317613	Air Curtain, 1000 CFM, Replace	20	15	5	1	EA	\$2,468.32	\$2,468						\$2,468							\$2,468	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317643	Commercial Kitchen, Freezer, Chest, Replace	15	10	5	1	EA	\$2,468.32	\$2,468						\$2,468							\$2,468	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317640	Commercial Kitchen, Freezer, Chest, Replace	15	10	5	1	EA	\$2,468.32	\$2,468						\$2,468							\$2,468	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317633	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$6,307.93	\$6,308						\$6,308							\$6,308	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317634	Commercial Kitchen, Range/Oven, 6-Burner, Replace	15	10	5	1	EA	\$8,227.74	\$8,228						\$8,228							\$8,228	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317622	Commercial Kitchen, Freezer, Chest, Replace	15	10	5	1	EA	\$2,468.32	\$2,468						\$2,468							\$2,468	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317645	Commercial Kitchen, Convection Oven, Single, Replace	10	4	6	1	EA	\$7,679.22	\$7,679							\$7,679						\$7,679	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317624	Commercial Kitchen, Convection Oven, Single, Replace	10	4	6	1	EA	\$7,679.22	\$7,679							\$7,679						\$7,679	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317642	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	\$6,993.58	\$6,994												\$6,994	\$6,994	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317618	Commercial Kitchen, Freezer, 3-Door Reach-In, Replace	15	5	10	1	EA	\$9,324.77	\$9,325												\$9,325	\$9,325	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317612	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	\$6,993.58	\$6,994												\$6,994	\$6,994	
Pony Express Elementary School	Multipurpose Room and Kitchen	E1093	1317609	Commercial Kitchen, Food Warmer, Replace	15	5	10	1	EA	\$2,331.19	\$2,331												\$2,331	\$2,331	
Pony Express Elementary School	Multipurpose Room and Kitchen	E2012	1328943	Kitchen Cabinetry, Stock Hardwood, Replace	20	16	4	20	LF	\$411.39	\$8,228					\$8,228								\$8,228	
Pony Express Elementary School	Portables 13-21	B2011	1330917	Exterior Wall, Plywood, Prep & Paint	10	6	4	11000	SF	\$4.11	\$45,253					\$45,253								\$45,253	
Pony Express Elementary School	Portables 13-21	B2011	1329117	Exterior Wall, Plywood Siding, Replace	30	20	10	11000	SF	\$41.14	\$452,526											\$452,526		\$452,526	
Pony Express Elementary School	Portables 13-21	B2021	1329116	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	26	4	72	EA	\$891.34	\$64,176					\$64,176								\$64,176	
Pony Express Elementary School	Portables 13-21	B3011	1317621	Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	5	2000	SF	\$23.31	\$46,624					\$46,624								\$46,624	
Pony Express Elementary School	Portables 13-21	B3011	1317614	Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	5	990	SF	\$23.31	\$23,079					\$23,079								\$23,079	
Pony Express Elementary School	Portables 13-21	C1023	1329114	Door Hardware System, School (per Door), Replace	30	21	9	18	EA	\$548.52	\$9,873										\$9,873			\$9,873	
Pony Express Elementary School	Portables 13-21	C3012	1329113	Interior Wall Finish, any surface, Prep & Paint	10	6	4	12900	SF	\$2.06	\$26,534					\$26,534								\$26,534	
Pony Express Elementary School	Portables 13-21	C3024	1329111	Interior Floor Finish, Vinyl Sheetting, Replace	15	10	5	7700	SF	\$9.60	\$73,913					\$73,913								\$73,913	
Pony Express Elementary School	Portables 13-21	C3025	1329112	Interior Floor Finish, Carpet Commercial Tile, Replace	10	6	4	900	SF	\$8.91	\$8,022					\$8,022								\$8,022	
Pony Express Elementary School	Portables 13-21	C3032	1329110	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	8600	SF	\$4.80	\$41,276											\$41,276		\$41,276	
Pony Express Elementary School	Portables 13-21	D2018	1326198	Drinking Fountain, Outside/Site Style, Replace	15	5	10	9	EA	\$4,936.64	\$44,430											\$44,430		\$44,430	
Pony Express Elementary School	Portables 13-21	D3052	1326284	Packaged Unit (RTU), 3 TON, Replace	20	17	3	1	EA	\$10,284.68	\$10,285				\$10,285									\$10,285	
Pony Express Elementary School	Portables 13-21	D3052	1326227	Packaged Unit (RTU), 3 TON, Replace	20	16	4	1	EA	\$10,284.68	\$10,285					\$10,285								\$10,285	
Pony Express Elementary School	Portables 13-21	E2012	1329109	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	90	LF	\$411.39	\$37,025											\$37,025		\$37,025	
Pony Express Elementary School	Site	D2018	1326202	Drinking Fountain, Outside/Site Style, Replace	15	5	10	5	EA	\$4,936.64	\$24,683											\$24,683		\$24,683	
Pony Express Elementary School	Site	D2021	1317623	Backflow Preventer, 6 INCH, Replace	30	20	10	1	EA	\$14,398.55	\$14,399											\$14,399		\$14,399	
Pony Express Elementary School	Site	D2023	1317628	Domestic Circulation/Booster Pump, 20 HP, Replace	25	20	5	1	EA	\$18,649.54	\$18,650					\$18,650								\$18,650	
Pony Express Elementary School	Site	D5029	1326297	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	18	2	47136	SF	\$17.83	\$840,283			\$840,283											\$840,283
Pony Express Elementary School	Site	D5038	1326184	Security/Surveillance System, Cameras and CCTV, Replace	15	5	10	47136	SF	\$4.11	\$193,911											\$193,911		\$193,911	
Pony Express Elementary School	Site	D5092	1326174	Exit Lighting Fixture, w/ Battery, Replace	10	2	8	25	EA	\$628.05	\$15,701									\$15,701				\$15,701	
Pony Express Elementary School	Site	G2022	1329253	Parking Lots, Asphalt Pavement, Full Depth (includes sub-base), Repair	0	50	0	900	SF	\$8.91	\$8,022	\$8,022													\$8,022
Pony Express Elementary School	Site	G2022	1329220	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	35000	SF	\$0.62	\$21,598				\$21,598					\$21,598					\$43,196
Pony Express Elementary School	Site	G2022	1329219	Parking Lots, Asphalt Pavement	25	21	4	35000	SF	\$2.74	\$95,750					\$95,750									\$95,750
Pony Express Elementary School	Site	G2031	1329181	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	50	41	9	9900	SF	\$12.34	\$122,182										\$122,182				\$122,182
Pony Express Elementary School	Site	G2047	1329222	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	30000	SF	\$0.62	\$18,471				\$18,471					\$18,471					\$36,943
Pony Express Elementary School	Site	G2047	1329221	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	21	4	30000	SF	\$4.80	\$143,985					\$143,985									\$143,985
Pony Express Elementary School	Site	G2047	1329179	Play Structure, Medium, Replace	20	11	9	2	EA	\$27,425.80	\$54,852										\$54,852				\$54,852
Pony Express Elementary School	Site	G2057	1329178	Irrigation System, , Replace	25	21	4	273000	SF	\$4.80	\$1,310,268					\$1,310,268									\$1,310,268
Pony Express Elementary School	Site	G3011	1836477	Water Line, Copper, 2", Replace	40	32	8	126	LF	\$250.53	\$31,567										\$31,567				\$31,567
Pony Express Elementary School	Site	G3021	1836476	Sewer Line, PVC, 6", Replace	40	32	8	126	LF	\$261.09	\$32,898										\$32,898				\$32,898
Totals, Unescalated												\$21,406	\$159,070	\$840,283	\$67,810	\$2,277,955	\$544,306	\$15,358	\$225,818	\$120,236	\$357,358	\$1,543,275		\$6,172,875	
Totals, Escalated (3.0% inflation, compounded annually)												\$21,406	\$163,842	\$891,456	\$74,098	\$2,563,859	\$631,000	\$18,339	\$277,727	\$152,311	\$466,271	\$2,074,033		\$7,334,341	

Appendix F: Equipment Inventory List

D10 CONVEYING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1326226	D1013	Wheelchair Lift		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002	AEMA				00031791	

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1317623	D2021	Backflow Preventer	6 INCH	Pony Express Elementary School / Site	285-Site	Pratt	No tag/plate found	34028018		00031723	
2	1326305	D2023	Domestic Circulation Pump	.5 HP	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002	Bell & Gossett				00031772	
3	1326286	D2023	Domestic Circulation Pump	.5 HP	Pony Express Elementary School / Administration, K-1 and K-2	285-001	Bell & Gossett				00031786	
4	1317628	D2023	Domestic Circulation/Booster Pump	20 HP	Pony Express Elementary School / Site	285-Site	Peerless Pump Company	PLC820AMB20-3T	F08132S		00031722	
5	1326312	D2023	Water Heater	10 GAL	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004		81VP10S	RH 0204256722	2004	00031758	
6	1326266	D2023	Water Heater	30 GAL	Pony Express Elementary School / Administration, K-1 and K-2	285-001	Rheem	22V30-30F	RHLN 0205V05310	2005	00031785	
7	1326249	D2023	Water Heater [EWH-1]	80 GAL	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002	A. O. Smith	DVE 80 917	MA01-0999914-917		00031771	

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1326285	D3042	Exhaust Fan	251 - 800 CFM	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003-Roof	Greenheck	G-090-DGEX-QD		2001		2
2	1326170	D3042	Exhaust Fan	251 - 800 CFM	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004-Roof	Greenheck	6-090-DGEX-QD				2
3	1326300	D3042	Exhaust Fan	251 - 800 CFM	Pony Express Elementary School / Administration, K-1 and K-2	285-001-Roof	Greenheck	G-060-D-X				2
4	1326236	D3042	Exhaust Fan	251 - 800 CFM	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-Roof	Penn Ventilator Company	DX06B				
5	1326291	D3042	Exhaust Fan	801 - 2000 CFM	Pony Express Elementary School / Administration, K-1 and K-2	285-001-Roof	JennAir	24RV			00031738	
6	1326274	D3042	Exhaust Fan	801 - 2000 CFM	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-Roof	JennAir				00031743	
7	1326244	D3042	Exhaust Fan	801 - 2000 CFM	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-Roof	No tag/plate found	No tag/plate found	No tag/plate found		00031744	
8	1317615	D3042	Exhaust Fan	1000 CFM	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	No tag/plate found	No tag/plate found	No tag/plate found		00168548	
9	1326231	D3051	Furnace [F-1]	100 MBH	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004	Carrier	58MXA100-F-1--20	2501A12446	2001	00031763	
10	1326273	D3051	Furnace [F-10]	100 MBH	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003	Carrier	58MXA100-F-1--20	2401A12470	2001	00031769	
11	1326308	D3051	Furnace [F-11]	100 MBH	Pony Express Elementary School / Administration, K-1 and K-2	285-001	Carrier	58MXA100-F-1--20	2501A12449	2001	00031787	
12	1326272	D3051	Furnace [F-12]	100 MBH	Pony Express Elementary School / Administration, K-1 and K-2	285-001	Carrier	58MXA100-F-1--20	2501A12451	2001	00031788	
13	1326192	D3051	Furnace [F-13]	100 MBH	Pony Express Elementary School / Administration, K-1 and K-2	285-001	Carrier	58MXA100-F-1--20	Illegible	2001	00031783	
14	1326310	D3051	Furnace [F-14]	100 MBH	Pony Express Elementary School / Administration, K-1 and K-2	285-001	Carrier	58MXA100-F-1--20	1601A10262	2001	00031784	
15	1326208	D3051	Furnace [F-2]	100 MBH	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004	Carrier	58MXA100-F-1--20	2401A12467	2001	00031762	
16	1326294	D3051	Furnace [F-3]	100 MBH	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004	Carrier	58MXA100-F-1--20	2401A12435	2001	00031761	
17	1326301	D3051	Furnace [F-4]	100 MBH	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004	Carrier	58MXA100-F-1--20	2401A12471	2001	00031760	
18	1326262	D3051	Furnace [F-5]	100 MBH	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004	Carrier	58MXA100-F-1--20	2401A14433	2001	00031759	
19	1326254	D3051	Furnace [F-6]	100 MBH	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003	Carrier	58MXA100-F-1--20	2401A12414	2001	00031765	
20	1326256	D3051	Furnace [F-7]	100 MBH	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003	Carrier	58MXA100-F-1--20	2501A12419	2001	00031766	
21	1326255	D3051	Furnace [F-8]	100 MBH	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003	Carrier	58MXA100-F-1--20	2501A12416	2001	00031767	
22	1326248	D3051	Furnace [F-9]	100 MBH	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003	Carrier	58MXA100-F-1--20	2501A12420	2001	00031768	
23	1326282	D3052	Heat Pump	3 TON	Pony Express Elementary School / Portables 13-21	285-P05	Bard	VA361050			00031749	
24	1326263	D3052	Heat Pump	3 TON	Pony Express Elementary School / Portables 13-21	285-P01	Bard	36WH7-A05C	058F900648765		00031755	
25	1326298	D3052	Heat Pump	3 TON	Pony Express Elementary School / Portables 13-21	285-P02	Bard	36WH7-A05C	058F900648716		00031754	
26	1326253	D3052	Heat Pump	3 TON	Pony Express Elementary School / Portables 13-21	285-P03	Bard	36WH7-A05C	058F900648751		00031753	
27	1326316	D3052	Heat Pump	3.5 TON	Pony Express Elementary School / Portables 13-21	285-Portables 13-21	Bard	WH431-A05CX4XXB			00031750	
28	1326240	D3052	Heat Pump	3.5 TON	Pony Express Elementary School / Portables 13-21	285-Portables 13-21	Bard	WH431-A10CX4XXX			00031751	
29	1326313	D3052	Heat Pump	3.5 TON	Pony Express Elementary School / Portables 13-21	285-Portables 13-21	Bard	WH431-A10CX4XXX			00031752	
30	1326250	D3052	Heat Pump [5]	4 TON	Pony Express Elementary School / 4th R	285-P06	Bard	48WH6-A10C	107N890629880		00031764	
31	1326227	D3052	Packaged Unit (RTU)	3 TON	Pony Express Elementary School / Portables 13-21	285-P04	Payne	PY1PNB036090AAAA	0300G10828	2000	00031747	
32	1326284	D3052	Packaged Unit (RTU)	3 TON	Pony Express Elementary School / Portables 13-21	285-P04	Payne	PY1PNB036090AAAA	0400G10544	2000	00031746	
33	1326183	D3052	Packaged Unit (RTU) [AC-1]	5 TON	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-Roof	Carrier	48HJD0060--531--	2501G23483	2001	00031742	
34	1326264	D3052	Packaged Unit (RTU) [AC-2]	15 TON	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-Roof	Carrier	48HGD016A--5--JG	S2301F88662	2001	00031745	
35	1326315	D3052	Packaged Unit (RTU) [AC-5]	3 TON	Pony Express Elementary School / Administration, K-1 and K-2	285-001-Roof	Carrier	48HJE004G--531	2501G23640	2001	00031739	
36	1326251	D3052	Packaged Unit (RTU) [CU-1]	5 TON	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004-Roof	Carrier	38TXA060320	2501E18311	2001	00031730	
37	1326243	D3052	Packaged Unit (RTU) [CU-10]	5 TON	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003-Roof	Carrier	38TXA060320	2501E18335		00031731	
38	1326222	D3052	Packaged Unit (RTU) [CU-11]	5 TON	Pony Express Elementary School / Administration, K-1 and K-2	285-001-Roof	Carrier	38TXA060320	2501E18317	2001	00031741	
39	1326213	D3052	Packaged Unit (RTU) [CU-12]	5 TON	Pony Express Elementary School / Administration, K-1 and K-2	285-001-Roof	Carrier	38TXA060320	2501E18308	2001	00031740	
40	1326220	D3052	Packaged Unit (RTU) [CU-13]	5 TON	Pony Express Elementary School / Administration, K-1 and K-2	285-001-Roof	Carrier	38TXA060320	5101E10067	2001	00031737	
41	1326232	D3052	Packaged Unit (RTU) [CU-14]	5 TON	Pony Express Elementary School / Administration, K-1 and K-2	285-001-Roof	Carrier	38TXA060320	0202E13339	2002	00031736	
42	1326201	D3052	Packaged Unit (RTU) [CU-2]	5 TON	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004-Roof	Carrier	38TXA060320	2501E13996	2001	00031729	
43	1326211	D3052	Packaged Unit (RTU) [CU-3]	5 TON	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004-Roof	Carrier	38TXA060320	2501E18330	2001	00031728	
44	1326188	D3052	Packaged Unit (RTU) [CU-4]	5 TON	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004-Roof	Carrier	38TXA060320	2501E18310	2001	00031727	
45	1326270	D3052	Packaged Unit (RTU) [CU-5]	5 TON	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004-Roof	Carrier	38TXA060320	2501E18327	2001	00031726	
46	1326278	D3052	Packaged Unit (RTU) [CU-6]	5 TON	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003-Roof	Carrier	38TXA060320	2501E18324	2001	00031735	
47	1326293	D3052	Packaged Unit (RTU) [CU-7]	5 TON	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003-Roof	Carrier	38TXA060320	2501E13997	2001	00031734	
48	1326215	D3052	Packaged Unit (RTU) [CU-8]	5 TON	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003-Roof	Carrier	38TXA060320	2501E18329	2001	00031733	
49	1326204	D3052	Packaged Unit (RTU) [CU-9]	5 TON	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003-Roof	Carrier	38TXA060320	2501E13988	2001	00031732	
50	1317613	D3094	Air Curtain	1000 CFM	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	Mars Air Systems	36C-0	0305PF 36C-L (F3)	2014	00031713	

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1326223	D5012	Building/Main Switchboard	2000 AMP	Pony Express Elementary School / Site	285	Cutler-Hammer				00031770	
2	1326275	D5012	Main Distribution Panel	100 AMP	Pony Express Elementary School / Portables 13-21	285-P01	Westinghouse	No tag/plate found	No tag/plate found		00031777	
3	1326172	D5012	Main Distribution Panel	100 AMP	Pony Express Elementary School / 4th R	285-P06	Westinghouse	No tag/plate found	No tag/plate found		00031780	
4	1326186	D5012	Main Distribution Panel	100 AMP	Pony Express Elementary School / Portables 13-21	285-P03	Westinghouse				00031778	
5	1326306	D5012	Main Distribution Panel	100 AMP	Pony Express Elementary School / Portables 13-21	285-P04	General Electric	AJ 537024			00031774	
6	1326246	D5012	Main Distribution Panel	100 AMP	Pony Express Elementary School / Portables 13-21	285-002	Westinghouse	No tag/plate found	No tag/plate found		00031776	
7	1326242	D5012	Main Distribution Panel	100 AMP	Pony Express Elementary School / Portables 13-21	285-P04	General Electric	AJ 537035			00031775	
8	1326197	D5012	Main Distribution Panel	200 AMP	Pony Express Elementary School / Portables 13-21	285-P05					00031756	
9	1326200	D5012	Main Distribution Panel	200 AMP	Pony Express Elementary School / Portables 13-21	285-P05	Square D				00031779	
10	1326260	D5012	Main Distribution Panel	400 AMP	Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-001	Cutler-Hammer			2001	00031781	
11	1326239	D5012	Main Distribution Panel	400 AMP	Pony Express Elementary School / Administration, K-1 and K-2	285-001	Cutler-Hammer			2001	00031782	
12	1326175	D5012	Main Distribution Panel	600 AMP	Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004					00031757	
13	1326169	D5012	Main Distribution Panel [DP-PE]	300 AMP	Pony Express Elementary School / Portables 13-21	285-Portables 13-21	Square D				00031773	
14	1326195	D5012	Main Distribution Panel [PANEL LA]	400 AMP	Pony Express Elementary School / Multipurpose Room and Kitchen	285-002	Cutler-Hammer				00031790	
15	1326311	D5022	Light Fixture		Pony Express Elementary School / 4th R	285-P06						3
16	1326235	D5022	Light Fixture		Pony Express Elementary School / Administration, K-1 and K-2	285-001						14
17	1326276	D5022	Light Fixture		Pony Express Elementary School / Portables 13-21	285-Portables 13-21						15
18	1326252	D5022	Light Fixture		Pony Express Elementary School / Classrooms 8, 9, 10, 11 & 12	285-004						13
19	1326219	D5022	Light Fixture		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002						6
20	1326228	D5022	Light Fixture		Pony Express Elementary School / Classrooms 3, 4, 5, 6 & 7	285-003						14
21	1326194	D5037	Annunciator Alarm Panel		Pony Express Elementary School / Administration, K-1 and K-2	285-001	Fire-Lite	ECC-50/100			00031789	
22	1326174	D5092	Exit Lighting Fixture		Pony Express Elementary School / Site	285						25

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1317645	E1093	Commercial Convection Oven, Single		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	Southbend	SLGS/22SC	15C13238	2015	00031720	
2	1317624	E1093	Commercial Convection Oven, Single		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	Southbend	SLGS/22SC	15C13238	2015	00031719	
3	1317609	E1093	Commercial Food Warmer		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	CresCor	H137UA12C	EAG-J118812-1691		00031717	
4	1317642	E1093	Commercial Freezer, 2-Door Reach-In		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	True Manufacturing Co	TS-49F	5146176	2014	00031715	
5	1317612	E1093	Commercial Freezer, 2-Door Reach-In		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	True Manufacturing Co	TS-49F	5181439	2014	00031712	
6	1317618	E1093	Commercial Freezer, 3-Door Reach-In		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	True Manufacturing Co	TS-72	7336302	2014	00031714	
7	1317643	E1093	Commercial Freezer, Chest		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-U001	Beverage-Air	SM58N-W	Inaccessible		00168562	
8	1317640	E1093	Commercial Freezer, Chest		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-U001	Beverage-Air	SM58N	29308.31203		00168560	
9	1317622	E1093	Commercial Freezer, Chest		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-U001	Beverage-Air		29310.23003		00168561	
10	1317634	E1093	Commercial Range/Oven, 6-Burner		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	U.S Range	No tag/plate found	No tag/plate found		00031718	
11	1317633	E1093	Commercial Refrigerator, 2-Door Reach-In		Pony Express Elementary School / Multipurpose Room and Kitchen	285-002-K001	True Manufacturing Co	TS-49	8676444		00031721	

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1326269	G4021	Site Pole Light	135 - 1000 WATT	Pony Express Elementary School / Site	285						