



A Bureau Veritas Group Company

# FACILITY CONDITION ASSESSMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
5735 47<sup>th</sup> Avenue  
Sacramento, California 95824

DLR GROUP  
1050 20<sup>th</sup> Street, Suite 250  
Sacramento, California 95862



## WOODBINE ELEMENTARY SCHOOL

2500 52<sup>nd</sup> Avenue  
Sacramento, California 95822

### PREPARED BY:

EMG | A Bureau Veritas Company  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.emgcorp.com](http://www.emgcorp.com)

### EMG CONTACT:

Matthew Anderson  
Program Manager  
800.733.0660 x7613  
[mfanderson@emgcorp.com](mailto:mfanderson@emgcorp.com)

### EMG PROJECT #:

136988.19R000-053.322

### DATE OF REPORT:

June 17, 2020

### ONSITE DATE:

September 12, 2019



Dude  
Solutions

# TABLE OF CONTENTS

- 1. Executive Summary ..... 1**
  - Portfolio Overview and Assessment Details ..... 1
  - Plan Types ..... 2
  - Portfolio-Level Findings and Deficiencies ..... 3
  - Facility Condition Index (FCI) ..... 4
  - Immediate Needs ..... 5
  - Key Findings ..... 5
- 2. Building 001 ..... 7**
- 3. Building 002 ..... 9**
- 4. Building 003 ..... 11**
- 5. P01 ..... 13**
- 6. P02 & P06 ..... 15**
- 7. P03, P07,P09 ..... 17**
- 8. P04, P10,P11 ..... 19**
- 9. P05 ..... 21**
- 10. P08 ..... 23**
- 11. Site Summary ..... 25**
- 12. Property Space Use and Observed Areas ..... 27**
- 13. ADA Accessibility ..... 28**
- 14. Purpose and Scope ..... 29**
- 15. Opinions of Probable Costs ..... 31**
  - Methodology ..... 31
  - Definitions ..... 31
- 16. Certification ..... 33**
- 17. Appendices ..... 34**

# 1. Executive Summary

## Portfolio Overview and Assessment Details

General Information	
<b>Property Type/s</b>	Elementary School
<b>Main Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822
<b>Building Construction Dates</b>	001 MPR, Admin, Classrooms: 1950 002 Cafeteria: 1956 003 Classroom 18: 1967 Library: 1999 P01 Classrooms 11-13:1997 P02 and P06 Classrooms 14, 19-23: 2000 P03 Classrooms 15: 1987 P04 Classrooms 16: 1989 P05 Classroom 17: 1990 P07-P08 Classrooms: 1999 P09 Classroom 25: 1991
<b>Number of Buildings</b>	Three permanent, ten portable buildings
<b>Current Occupants</b>	Woodbine Elementary School
<b>Date(s) of Visit</b>	September 11, 2019
<b>Management Point of Contact</b>	Mike Texara, SCUSD, Facilities Project Technician 916.395.3980 x450024 phone <a href="mailto:Mike.texara@scusd.edu">Mike.texara@scusd.edu</a> email
<b>On-site Point of Contact (POC)</b>	Mr. Chase Tafoya, Principal
<b>Assessment and Report Prepared By</b>	Deborah Whitham and Konnye Zavala
<b>Reviewed By</b>	Al Diefert, Technical Report Reviewer for Matthew Anderson, Program Manager <a href="mailto:mfanderson@emgcorp.com">mfanderson@emgcorp.com</a> 800.733.0660 x7613

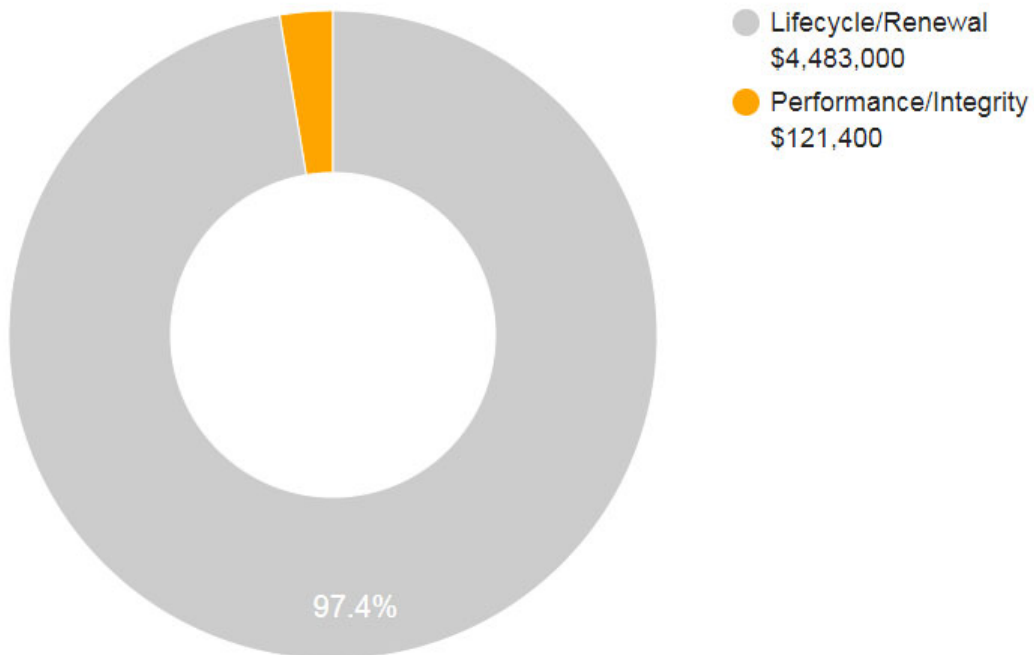
## Plan Types

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

### Plan Type Descriptions

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$4,604,400

## Portfolio-Level Findings and Deficiencies

### Historical Summary

The elementary school campus was originally constructed in 1953 to 1955, with additional buildings constructed in 1958. Portable buildings were added in 1989 to 1992, 1997/98 and 2000.

### Architectural

The school, which was built in 1953 to 1955, consists of wood frame construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components consist of stucco over wood framed walls with brick veneer accents. Original windows are single pane with steel frame and doors are solid core wood or steel replaced in 1999. The roofing consists predominately of modified bitumen fields on pitched and/or flat framed roofs. Minor roofing repairs were performed in 2018 with a single ply material. The portables have sloped roofs, with metal roofing. The roofing is approaching the end of expected useful life (EUL) and is budgeted for replacement.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling for the main buildings and classrooms is provided by split systems with additional rooftop packaged units for the offices and MPR. Heating and cooling for the portable classrooms is provided by exterior wall mount heat pump units that are predominately 15 years or older and utilize R-22 refrigerant.

### Site

Site improvements and landscaping are generally in fair condition. Sidewalks are free of cracks and heaving. There is no on-site parking provided at the school.

### 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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
Woodbine Elementary School / 001 MPR	\$750	3,146	\$2,359,500	0.5%	9.6%	12.6%	15.5%
Woodbine Elementary School / 002 Classroom 7, Toilets	\$750	2,080	\$1,560,000	0.7%	8.7%	9.8%	12.6%
Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	\$750	5,780	\$4,335,000	1.0%	11.2%	11.8%	13.7%
Woodbine Elementary School / P01 Kindergarten	\$450	983	\$442,350	0.8%	31.3%	32.5%	34.7%
Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	\$450	3,840	\$1,728,000	0.8%	9.2%	11.8%	22.9%
Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	\$450	3,360	\$1,512,000	0.7%	15.7%	16.5%	17.2%
Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	\$450	4,320	\$1,944,000	0.8%	10.4%	15.2%	17.6%
Woodbine Elementary School / P05 Classrooms 15-17	\$450	2,948	\$1,326,600	0.8%	19.3%	20.6%	29.3%
Woodbine Elementary School / P08 Classroom 21	\$450	960	\$432,000	0.8%	17.2%	18.4%	26.1%

## Immediate Needs

Facility/Building	Total Items	Total Cost
Woodbine Elementary School	11	\$121,369
<b>Total</b>	<b>11</b>	<b>\$121,369</b>

### Woodbine Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1445107	Woodbine Elementary School / P08 Classroom 21	Throughout	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$3,291
1445100	Woodbine Elementary School / P05 Classrooms 15-17	Throughout	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$10,106
1445093	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	Throughout	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$14,810
1445086	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	Throughout	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$10,785
1445079	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	Throughout	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$13,164
1445292	Woodbine Elementary School / P01 Kindergarten	Throughout	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$3,370
1445065	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	Throughout	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$19,815
1445058	Woodbine Elementary School / 002 Classroom 7, Toilets	Throughout	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$7,131
1444333	Woodbine Elementary School / 001 MPR	Throughout	D3068	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$10,785
1440788	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	Clerestory	B3021	Roof Skylight, per SF of glazing, Replace	Poor	Performance/Integrity	\$23,998
1440749	Woodbine Elementary School / 002 Classroom 7, Toilets	Building Exterior-clerestory	B3021	Roof Skylight, per SF of glazing, Replace	Poor	Performance/Integrity	\$4,114
<b>Total (11 Items)</b>							<b>\$121,369</b>

## Key Findings



### Roof Skylight in Poor condition.

per SF of glazing  
003 Classrooms 1-5, Admin/Principal  
Clerestory

Uniformat Code: B3021  
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$24,000



The single pane fiberglass panels are coming loose and provide no insulative barrier to the outside. - AssetCALC ID: 1440788



### Roof Skylight in Poor condition.

per SF of glazing  
002 Classroom 7, Toilets Building Exterior-clerestory

Uniformat Code: B3021  
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,100



Clerestory are currently single ply /panel fiberglass, that comes loose and is not properly secured. - AssetCALC ID: 1440749



NO IMAGE  
AVAILABLE

### **BAS/HVAC Controls in Poor condition.**

Basic System or Legacy Upgrades Throughout

Uniformat Code: D3068  
Recommendation: **Install in 2019**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$93,257

**\$\$\$\$**

Energy Management Systems reportedly is non-functional. - AssetCALC ID: 1445292



## 2. Building 001



### Building 001: Systems Summary

<b>Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822	
<b>Constructed/ Renovated</b>	1955/1999	
<b>Building Size</b>	3,146 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood frame structure on concrete slab	Fair
<b>Façade</b>	Stucco and brick veneer with steel and aluminum clerestory windows	Fair
<b>Roof</b>	Primary: Shed construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ACT Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas domestic water heater Toilets and sinks in all restrooms	Fair

Building 001: Systems Summary		
<b>HVAC</b>	Individual package units Supplementary ductless split system	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No EMS	

Building 001: Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$33,700	-	-	\$25,500	\$59,200
Roofing	-	\$53,900	-	-	-	\$53,900
Interiors	-	\$26,600	\$3,500	\$30,900	\$52,000	\$113,000
Plumbing	-	-	-	\$26,900	\$85,700	\$112,600
Fire Suppression	-	-	\$700	-	\$1,000	\$1,700
HVAC	\$10,800	\$48,500	-	\$11,600	\$23,400	\$94,400
Electrical	-	\$38,700	\$2,000	-	\$142,500	\$183,300
Fire Alarm & Comm	-	\$18,900	\$15,000	-	\$23,400	\$57,200
Equipment/Special	-	\$2,500	\$51,200	-	\$99,400	\$153,200
<b>TOTALS</b>	<b>\$10,800</b>	<b>\$222,800</b>	<b>\$72,400</b>	<b>\$69,400</b>	<b>\$452,900</b>	<b>\$828,500</b>

### 3. Building 002



#### Building 002: Systems Summary

<b>Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822	
<b>Constructed/ Renovated</b>	1953/1999	
<b>Building Size</b>	2,080 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Stucco, brick wainscot, steel windows Fiberglass clerestory windows	Fair
<b>Roof</b>	Primary: Shed construction with modified bituminous finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair Good
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, Epoxy (granite-look) wainscot Floors: Carpet, VCT, Epoxy (granite-look) Ceilings: Painted gypsum board, ACT	Good to Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas fired domestic water heater Toilets, urinals and sinks in restrooms	Fair

Building 002: Systems Summary		
<b>HVAC</b>	Split system units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring fed from main switchgear Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No EMS	

Building 002: Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$31,000	\$8,900	-	\$15,100	\$55,000
Roofing	\$4,100	\$31,200	-	-	\$12,600	\$47,900
Interiors	-	\$13,900	\$3,100	\$33,000	\$58,000	\$108,000
Plumbing	-	-	\$5,700	\$4,800	\$68,400	\$78,900
Fire Suppression	-	-	\$200	-	\$300	\$600
HVAC	\$7,100	\$14,100	-	\$7,700	\$23,200	\$52,100
Electrical	-	\$24,900	-	-	\$217,800	\$242,700
Fire Alarm & Comm	-	\$12,500	-	-	\$12,900	\$25,400
<b>TOTALS</b>	<b>\$11,200</b>	<b>\$127,600</b>	<b>\$17,900</b>	<b>\$45,500</b>	<b>\$408,300</b>	<b>\$610,600</b>

## 4. Building 003



### Building 003: Systems Summary

<b>Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822	
<b>Constructed/ Renovated</b>	1953/1999	
<b>Building Size</b>	5,780 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Stucco, brick wainscot, steel windows Fiberglass clerestory windows	Fair
<b>Roof</b>	Primary: Shed construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No hot water Toilets and sinks in restrooms	Fair

Building 003: Systems Summary		
<b>HVAC</b>	Split systems and package units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No EMS	

Building 003: Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$92,000	-	\$11,800	\$50,900	\$154,700
Roofing	\$24,000	\$116,200	-	-	-	\$140,200
Interiors	-	\$54,900	\$26,500	\$41,500	\$90,100	\$213,000
Plumbing	-	-	-	\$11,100	\$162,900	\$174,000
Fire Suppression	-	-	\$1,400	-	\$1,900	\$3,400
HVAC	\$19,800	\$86,700	-	\$21,300	\$91,600	\$219,300
Electrical	-	\$69,300	-	-	\$257,700	\$327,000
Fire Alarm & Comm	-	\$34,600	-	-	\$65,300	\$99,900
<b>TOTALS</b>	<b>\$43,800</b>	<b>\$453,700</b>	<b>\$27,900</b>	<b>\$85,700</b>	<b>\$720,400</b>	<b>\$1,331,500</b>

## 5. P01



### P01: Systems Summary

<b>Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822	
<b>Constructed/ Renovated</b>	1958/1999	
<b>Building Size</b>	983 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Fair
<b>Façade</b>	Wood T1-11 siding with aluminum windows	Fair
<b>Roof</b>	Primary: Shed construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No hot water No restrooms	Fair

P01: Systems Summary		
<b>HVAC</b>	Split system	Fair
<b>Fire Suppression</b>	Fire extinguisher	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, back-up emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No EMS	

P01: Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$45,800	-	-	\$10,500	\$56,300
Roofing	-	\$19,500	-	-	-	\$19,500
Interiors	-	\$16,100	\$5,500	\$2,900	\$23,300	\$47,800
Plumbing	-	-	-	\$3,300	\$26,800	\$30,100
Fire Suppression	-	-	\$200	-	\$300	\$600
HVAC	\$3,400	\$14,100	-	\$3,600	\$17,400	\$38,500
Electrical	-	\$37,700	-	-	\$43,800	\$81,500
Fire Alarm & Comm	-	\$5,900	-	-	\$6,100	\$12,000
<b>TOTALS</b>	<b>\$3,400</b>	<b>\$139,100</b>	<b>\$5,700</b>	<b>\$9,800</b>	<b>\$128,200</b>	<b>\$286,300</b>



## 6. P02 & P06



### P02, P06: Systems Summary

<b>Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822	
<b>Constructed/ Renovated</b>	1997, 1998	
<b>Building Size</b>	3,840 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Fair
<b>Façade</b>	Wood T1-11 siding with aluminum windows	Fair
<b>Roof</b>	Primary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No hot water No restrooms	--

P02, P06: Systems Summary		
<b>HVAC</b>	Individual wall-mount heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, back-up emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No EMS	

PO2, PO6: Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$191,100	\$13,400	\$204,500
Roofing	-	-	-	-	\$139,600	\$139,600
Interiors	-	\$39,600	\$45,800	\$6,600	\$92,700	\$184,700
Plumbing	-	-	-	-	\$104,600	\$104,600
HVAC	\$13,200	\$39,600	-	-	\$20,500	\$73,200
Electrical	-	\$48,600	-	-	\$171,200	\$219,800
Fire Alarm & Comm	-	\$23,000	-	-	\$23,900	\$46,900
<b>TOTALS</b>	<b>\$13,200</b>	<b>\$150,800</b>	<b>\$45,800</b>	<b>\$197,700</b>	<b>\$565,900</b>	<b>\$973,300</b>

## 7. P03, P07, P09



### P03, P07, P09: Systems Summary

<b>Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822	
<b>Constructed/ Renovated</b>	1992	
<b>Building Size</b>	3,360 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Fair
<b>Façade</b>	T1-11 siding with aluminum windows	Fair
<b>Roof</b>	Primary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl, FRP Floors: Carpet, VCT, sheet vinyl Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No hot water Toilets, urinals and sinks in restrooms	Fair

### P03, P07, P09: Systems Summary

<b>HVAC</b>	Individual wall-mount heat pump units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No EMS	

### P03, P07, P09: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$120,700	-	\$7,000	\$36,500	\$164,100
Roofing	-	-	-	-	\$103,700	\$103,700
Interiors	-	\$29,700	\$12,200	\$4,400	\$95,900	\$142,100
Plumbing	-	-	-	-	\$85,700	\$85,700
Fire Suppression	-	-	\$700	-	\$1,000	\$1,700
HVAC	\$10,800	\$24,700	-	-	\$16,800	\$52,300
Electrical	-	\$39,300	-	-	\$140,200	\$179,500
Fire Alarm & Comm	-	\$18,900	-	-	\$19,600	\$38,400
<b>TOTALS</b>	<b>\$10,800</b>	<b>\$233,300</b>	<b>\$12,900</b>	<b>\$11,400</b>	<b>\$499,400</b>	<b>\$767,500</b>

## 8. P04, P10, P11



### P04, P10, P11: Systems Summary

<b>Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822	
<b>Constructed/ Renovated</b>	2000	
<b>Building Size</b>	4,320 SF	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Fair
<b>Façade</b>	Wood T1-11 siding with aluminum windows	Fair
<b>Roof</b>	Primary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No hot water No restrooms	Fair
<b>HVAC</b>	Individual wall-mount heat pump units	Fair

### P04, P10, P11: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, back-up emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No EMS	

### P04, P10, P11: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$21,600	\$95,400	\$14,000	\$43,400	\$174,300
Roofing	-	-	-	-	-	-
Interiors	-	\$59,800	-	\$31,500	\$85,400	\$176,800
Plumbing	-	-	-	-	\$126,800	\$126,800
Fire Suppression	-	-	\$1,000	-	\$1,300	\$2,200
HVAC	\$14,800	\$34,200	-	-	\$23,100	\$72,000
Electrical	-	\$51,800	-	\$1,700	\$192,600	\$246,100
Fire Alarm & Comm	-	\$25,900	-	-	\$26,900	\$52,800
<b>TOTALS</b>	<b>\$14,800</b>	<b>\$193,300</b>	<b>\$96,400</b>	<b>\$47,200</b>	<b>\$499,500</b>	<b>\$851,000</b>

## 9. P05



### P05: Systems Summary

<b>Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822	
<b>Constructed/ Renovated</b>	1958-1960/1999	
<b>Building Size</b>	2,948	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Fair
<b>Façade</b>	Clapboard siding and T1-11 siding with steel windows	Fair
<b>Roof</b>	Primary: Shed construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Vinyl, painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No hot water Toilet and sink in restroom	Fair

P05: Systems Summary		
<b>HVAC</b>	Split system units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, back-up emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No EMS	

PO5: Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$73,800	-	\$82,900	\$13,400	\$170,100
Roofing	-	\$56,900	-	-	-	\$56,900
Interiors	-	\$20,000	\$16,400	\$23,200	\$63,800	\$123,300
Plumbing	-	\$5,400	-	\$1,700	\$88,700	\$95,800
Fire Suppression	-	-	\$700	-	\$1,000	\$1,700
HVAC	\$10,100	\$42,300	-	\$10,900	\$52,200	\$115,400
Electrical	-	\$37,700	-	-	\$131,400	\$169,100
Fire Alarm & Comm	-	\$17,700	-	-	\$18,300	\$36,000
<b>TOTALS</b>	<b>\$10,100</b>	<b>\$253,800</b>	<b>\$17,100</b>	<b>\$118,700</b>	<b>\$368,800</b>	<b>\$768,300</b>



# 10. P08



## P08: Systems Summary

<b>Address</b>	2500 52 <sup>nd</sup> Avenue, Sacramento, California 95822	
<b>Constructed/ Renovated</b>	1989	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Fair
<b>Façade</b>	T1-11 siding with aluminum windows	Fair
<b>Roof</b>	Primary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No hot water No restrooms	Fair

### P08: Systems Summary

<b>HVAC</b>	Individual wall-mount heat pump unit	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, back-up emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	No EMS	

### P08: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$34,500	-	\$4,600	\$7,700	\$46,800
Roofing	-	-	-	\$28,300	-	\$28,300
Interiors	-	\$14,600	\$5,300	\$700	\$20,500	\$41,200
Plumbing	-	-	-	-	\$26,200	\$26,200
Fire Suppression	-	-	-	\$600	\$700	\$1,300
HVAC	\$3,300	\$6,600	-	-	\$5,100	\$15,000
Electrical	-	\$11,500	-	\$300	\$42,800	\$54,700
Fire Alarm & Comm	-	\$5,800	-	-	\$6,000	\$11,700
<b>TOTALS</b>	<b>\$3,300</b>	<b>\$73,000</b>	<b>\$5,300</b>	<b>\$34,500</b>	<b>\$109,000</b>	<b>\$225,200</b>

## 11. Site Summary



### Site Information

<b>Lot Size</b>	6.65 acres (estimated)	
<b>Parking Spaces</b>	Three spaces adjacent to kitchen/MPR	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt with areas of concrete and concrete sidewalks and curbs	Fair
<b>Site Development</b>	Property entrance signage, metal tube and chain link fencing with gates Playgrounds and sports courts	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation is present No retaining walls Flat site throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted: CFL, LED, HPS	Fair
<b>Ancillary Structures</b>	Pre-fabricated storage sheds	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
<b>Key Issues and Findings</b>	None	

## Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$4,900	-	-	\$7,700	\$12,600
Roofing	-	\$51,100	-	-	-	\$51,100
Plumbing	-	-	\$42,200	\$12,200	-	\$54,400
Electrical	-	-	-	-	\$743,000	\$743,000
Site Development	-	\$88,200	\$162,800	\$134,700	\$182,700	\$568,300
Landscaping	-	-	\$779,000	-	-	\$779,000
Pavement	-	\$101,300	-	\$24,000	\$6,800	\$132,100
<b>TOTALS</b>	-	<b>\$245,500</b>	<b>\$984,000</b>	<b>\$170,900</b>	<b>\$940,200</b>	<b>\$2,340,500</b>

## 12. Property Space Use and Observed Areas

### Unit Allocation

All 27,416 square feet of the property are occupied by Woodbine Elementary School. The spaces are mostly classrooms, MPR, and supporting restrooms, administrative offices, and mechanical and other utility spaces. There are 6,882 square feet of covered walkways.

### 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.

## 13. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1953. It is unknown if complaints about accessibility have been received by the property management or if there is any prior or pending litigation related to existing barriers or previously removed barriers.

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.

## 14. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

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

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



## 15. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 16. Certification

---

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with the preparation of an architectural master plan of Woodbine Elementary School, 2500 52<sup>nd</sup> Avenue, Sacramento, California 95822, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Deborah Whitham, Konnye Zavala  
Project team

**Reviewed by:**



---

Al Diefert,  
Technical Report Reviewer for  
Matthew Anderson,  
Program Manager  
[mfanderson@emgcorp.com](mailto:mfanderson@emgcorp.com)  
800.733.0660 x7613

## 17. Appendices

---

Appendix A: Photographic Record

Appendix B: Site and Floor Plans

Appendix C: EMG Accessibility Checklist

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

---

---

## Appendix A: Photographic Record

---

---



#1	FRONT ELEVATION
----	-----------------



#2	FRONT BUILDING 003
----	--------------------



#3	SIDE BUILDING 003
----	-------------------



#4	REAR BUILDING 003
----	-------------------



#5	FRONT MPR
----	-----------



#6	SIDE MPR
----	----------



#7	BACK MPR
----	----------



#8	FRONT BUILDING 002
----	--------------------



#9	BACK BUILDING 002
----	-------------------



#10	FRONT P01
-----	-----------



#11	FRONT P05
-----	-----------



#12	BACK P05 (P01 SIM.)
-----	---------------------



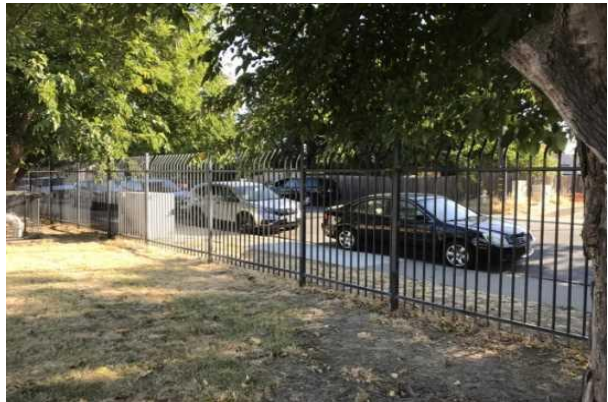
#13	PORTABLES
-----	-----------



#14	SIGNAGE
-----	---------



#15	ASPHALT DRIVE AT MPR
-----	----------------------



#16	PERIMETER FENCING
-----	-------------------



#17	PLAYGROUND EQUIPMENT
-----	----------------------



#18	PLAYGROUND
-----	------------





#19	MODIFIED BITUMENOUS ROOFING
-----	-----------------------------



#20	METAL ROOFING
-----	---------------



#21	EXTERIOR DOOR
-----	---------------



#22	WINDOWS
-----	---------



#23	PACKAGED UNIT AT MPR
-----	----------------------



#24	PACKAGE UNIT AT ADMIN
-----	-----------------------



#25	SPLIT SYSTEM CONDENSING UNIT
-----	------------------------------



#26	GAS FURNACE
-----	-------------



#27	HEAT PUMP AT PORTABLES
-----	------------------------



#28	GAS WATER HEATER
-----	------------------



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



#30	MAIN SWITCHGEAR
-----	-----------------



#31	ADMINISTRATION LOBBY
-----	----------------------



#32	MPR
-----	-----



#33	LIBRARY
-----	---------



#34	CLASSROOM
-----	-----------



#35	PORTABLE CLASSROOMS
-----	---------------------



#36	RESTROOMS
-----	-----------

---

---

## Appendix B: Site and Floor Plans

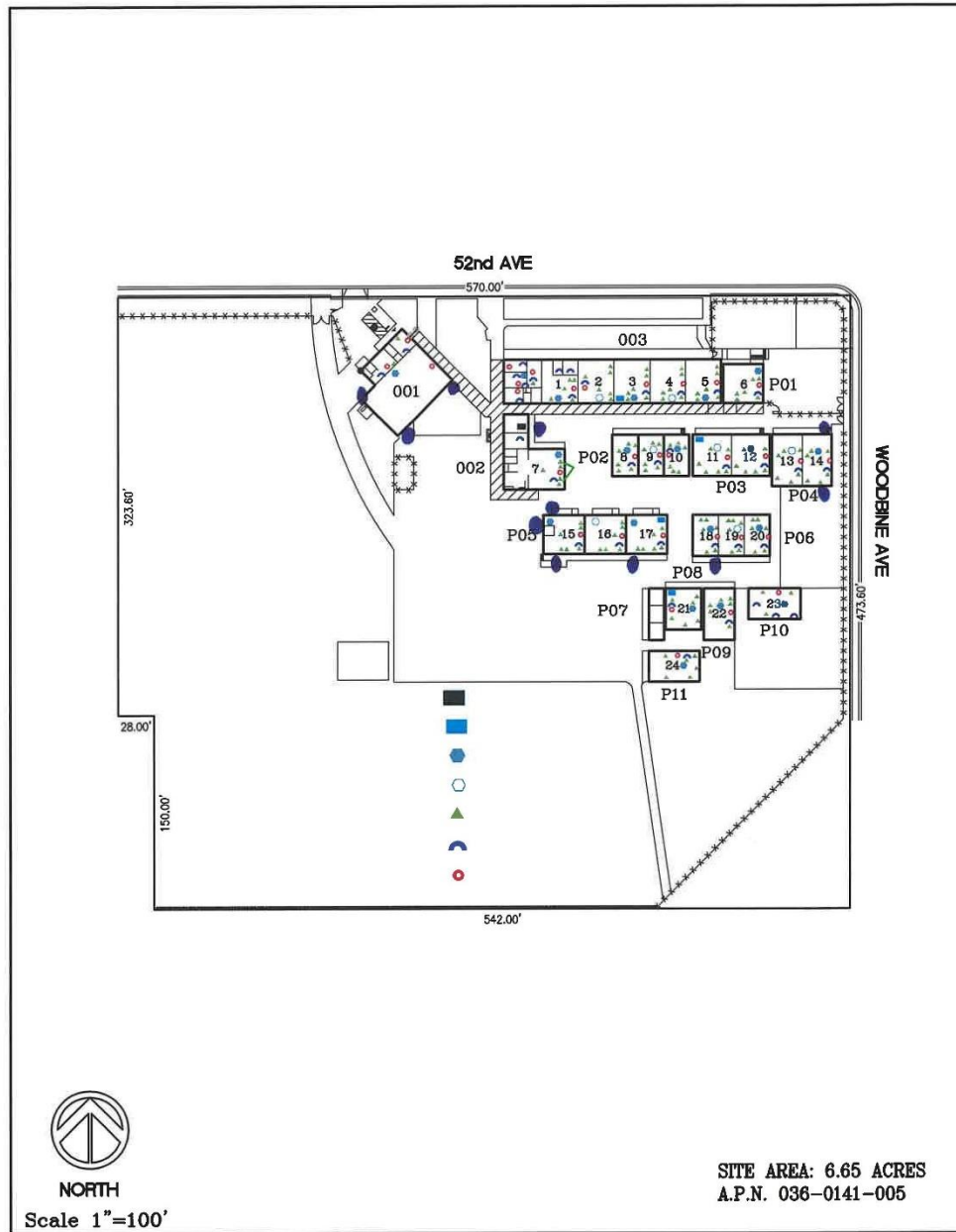
---

---

PHYSICAL NEEDS ASSESSMENT  
SITE PLAN

WOODBINE ELEMENTARY SCHOOL

EMG PROJECT NO.: 136988.19R000-053.322



Woodbine Elementary School (390)  
2500 - 52nd Avenue  
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

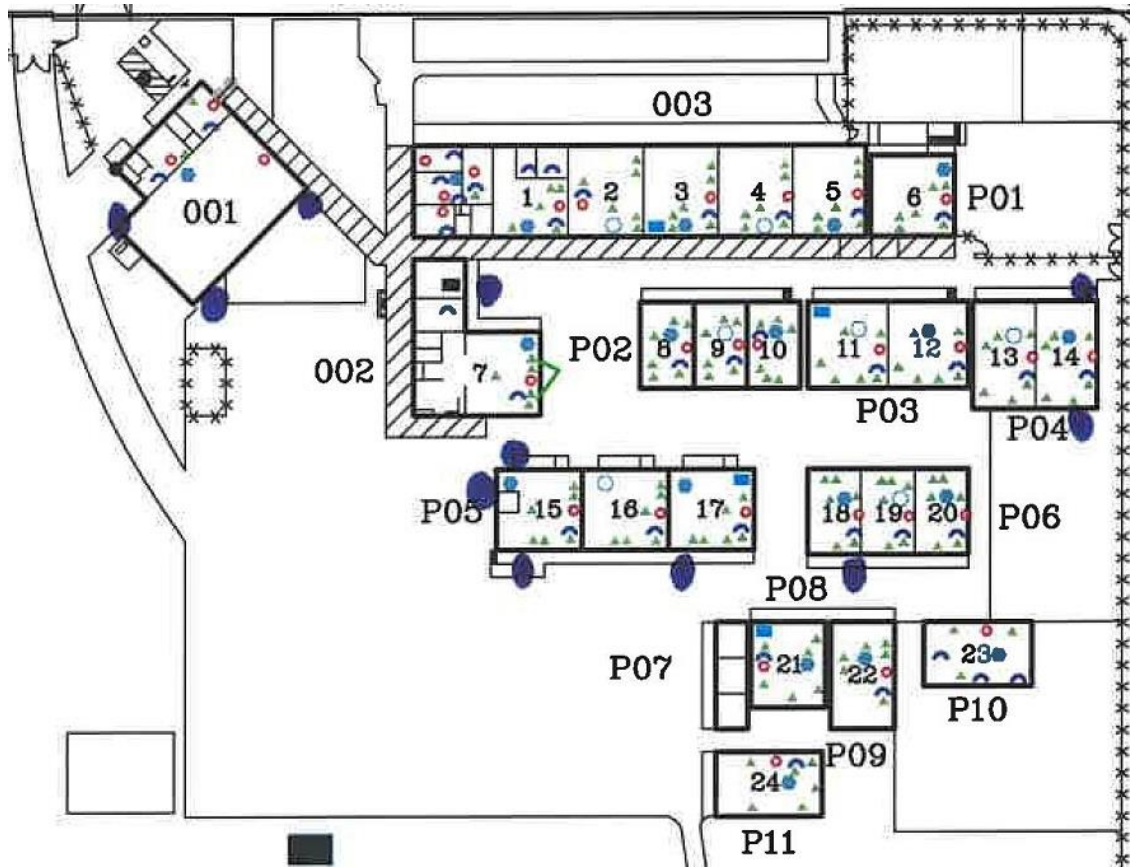
OCTOBER 2001

SOURCE:  
Client



ON-SITE DATE:  
Sept. 12, 2019

### Floor Plan



SOURCE:

Client



ON-SITE DATE:

September 12, 2019

---

---

## Appendix C: EMG Accessibility Checklist

---

---

## ADA CHECKLIST

Date Completed: September 12, 2019

Property Name: Woodbine Elementary School

EMG Project Number: 136988.19R000-053.322

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



## ADA CHECKLIST

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

## ADA CHECKLIST

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

---

---

## Appendix D: Component Condition Report

---

---

**Component Condition Report | Woodbine Elementary School**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Comm</b>						
D5031	All buildings	Fair	Public Address/Announcement (PA) System, Facility Wide	34,299 SF	10	1829363
D5038	All buildings	Fair	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	34,299 SF	7	1829426
<b>Utilities</b>						
G3011	Site	Fair	Water Line, Copper, 2"	35 LF	7	1836703
G3021	Site	Fair	Sewer Line, PVC, 6"	35 LF	7	1836704

**Component Condition Report | Woodbine Elementary School / 001 MPR**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,750 SF	3	1440688
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	5	3	1440767
B2021	Cafeteria	Fair	Window, Steel 12 SF, 1-2 Stories	10	3	1440694
B2032	Building Exterior	Fair	Exterior Door, Steel	6	20	1440746
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	3,600 SF	3	1440650
<b>Interiors</b>						
C1021	Kitchen	Fair	Interior Door, Wood Solid-Core	4	20	1440663
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	10	10	1447605
C3012	Kitchen	Fair	Interior Wall Finish, Laminated Paneling (FRP)	270 SF	10	1440715
C3012	Cafeteria	Fair	Interior Wall Finish, any surface, Prep & Paint	2,000 SF	3	1440737
C3012	001 MPR	Fair	Interior Wall Finish, any surface, Prep & Paint	300 SF	3	1432441
C3021	001 MPR	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	54 SF	3	1432437
C3024	Kitchen	Fair	Interior Floor Finish, Vinyl Sheeting	312 SF	5	1440744
C3024	Cafeteria	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,420 SF	3	1440810
C3031	001 MPR	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	54 SF	3	1432434
C3031	Kitchen	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	726 SF	3	1440768
C3032	Cafeteria	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,420 SF	10	1440751
<b>Plumbing</b>						
D2011	001 MPR	Fair	Toilet, Residential Water Closet	1	10	1432450
D2014	001 MPR	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	1432463
D2023	Utility closet	Fair	Water Heater, 75 GAL [No tag/plate found]	1	10	1440792
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,146 SF	20	1444334
<b>Fire Suppression</b>						
D4031	001 MPR	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	5	1432460
<b>HVAC</b>						
D3032	Roof	Fair	Ductless Split System, 1 TON [No tag/plate found]	1	11	1440690
D3041	Attic	Fair	HVAC System Ductwork, Low Density	3,146 SF	10	1444335
D3042	Roof	Fair	Exhaust Fan, 750 CFM [EF-1]	1	3	1440805
D3052	Roof	Fair	Packaged Unit (RTU), 15 TON [RAC-2]	1	3	1440722

**Component Condition Report | Woodbine Elementary School / 001 MPR**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	3,146 SF	0	1444333
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,146 SF	20	1444330
D5022	Cafeteria	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	5	1440664
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,146 SF	3	1444332
D5092	001 MPR	Fair	Exit Sign Light Fixture, LED	3	3	1432429
D5092	001 MPR	Fair	Emergency Light, 2-Head w/ Battery	2	5	1432446
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	3,146 SF	3	1444331
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	3,146 SF	5	1444329
<b>Equipment/Special</b>						
E1093	Kitchen	Good	Commercial Kitchen, Freezer, 2-Door Reach-In	1	12	1432466
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1432451
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	5	1440659
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	5	1440791
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1432453
E1093	MPR	Fair	Commercial Kitchen, Salad Table	1	5	1440780
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	5	1440691
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	5	1440727
E1093	Kitchen	Good	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	12	1432461
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	5	1440731

**Component Condition Report | Woodbine Elementary School / 002 Classroom 7, Toilets**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,500 SF	3	1440717
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	12	3	1440643
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	8	5	1440816
<b>Roofing</b>						
B3011	Shed Roof-classroom	Fair	Roof, Modified Bituminous	830 SF	3	1440713
B3011	Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	300 SF	20	1440689
B3011	Roof-restrooms	Fair	Roof, Modified Bituminous	1,250 SF	3	1442903
B3021	Building Exterior-clerestory	Poor	Roof Skylight, per SF of glazing	60 SF	0	1440749
<b>Interiors</b>						
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	2	20	1440740
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	10	10	1447606
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	5	18	1441700
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	992 SF	3	1440790
C3012	Classrooms	Fair	Interior Wall Finish, Acoustical Tile (ACT)	240 SF	5	1440761
C3012	Restrooms	Good	Interior Wall Finish, any surface, Prep & Paint	200 SF	7	1441777
C3021	Restrooms	Good	Interior Wall Finish, any surface w/ Epoxy Coating, Prep & Paint	480 SF	8	1441699

**Component Condition Report | Woodbine Elementary School / 002 Classroom 7, Toilets**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3021	Restrooms	Good	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	423 SF	8	1441698
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	195 SF	3	1440796
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	780 SF	3	1440807
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	975 SF	10	1440806
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	5	28	1432468
D2012	Restroom	Good	Urinal, Standard	3	28	1441778
D2012	002 Classroom 7, Toilets	Good	Urinal, Standard	2	28	1432439
D2014	Classrooms	Fair	Sink/Lavatory, Counter Top, Stainless Steel	1	10	1440771
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	25	1432432
D2014	Janitor-J001	Fair	Service Sink, Wall-Hung	1	10	1440649
D2018	Building 002	Fair	Drinking Fountain, Outside/Site Style	1	5	1432433
D2023	002 Classroom 7, Toilets	Good	Water Heater, 40 GAL [No tag/plate found]	1	15	1440693
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,080 SF	20	1445059
<b>Fire Suppression</b>						
D4031	002 Classroom 7, Toilets	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1432458
<b>HVAC</b>						
D3032	Roof classroom 7	Fair	Condensing Unit/Heat Pump, Split System, 4 Ton [AC 7]	1	3	1432449
D3041	Attic	Fair	HVAC System Ductwork, Low Density	2,080 SF	10	1445063
D3051	Classrooms 7	Fair	Furnace, 75 MBH [RM. 7]	1	3	1440743
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	2,080 SF	0	1445058
<b>Electrical</b>						
D5012	002 Classroom 7, Toilets	Fair	Main Distribution Panel, 400 AMP	1	20	1440811
D5012	Mechanical room-B001	Fair	Building/Main Switchboard, 120/208 V, 600 Amp	1	20	1440646
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	2,080 SF	20	1445057
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,080 SF	3	1445060
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	2,080 SF	3	1445061
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	2,080 SF	14	1445062

**Component Condition Report | Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,000 SF	3	1440711
B2021	Building exterior	Fair	Window Security Shutter, Rolling, Manual Operated, Up to 24 SF	4	10	1447825
B2021	Building exterior	Fair	Window Security Shutter, Rolling, Manual Operated, Up To 12 SF	4	10	1447824
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	76	3	1440681
B2032	Classrooms	Fair	Exterior Door, Steel	10	20	1440752
B2032	Building Exterior	Fair	Exterior Door, Steel	8	20	1440710
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	1,000 SF	3	1440779

**Component Condition Report | Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Fair	Roof, Modified Bituminous	1,200 SF	3	1440793
B3011	Roof-Classrooms	Fair	Roof, Modified Bituminous	5,300 SF	3	1440812
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	280 LF	3	1440648
B3021	Clerestory	Poor	Roof Skylight, per SF of glazing	350 SF	0	1440788
<b>Interiors</b>						
C1021	Office	Fair	Interior Door, Wood Solid-Core	3	20	1440764
C1021	Classrooms	Fair	Interior Door, Wood Solid-Core	6	20	1440800
C1021	Admin-Restroom	Fair	Interior Door, Wood Solid-Core	1	20	1440741
C1023	Throughout	Fair	Door Hardware System, School (per Door)	28	10	1432438
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	67 SF	3	1440709
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	256 SF	3	1440644
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	5,900 SF	3	1440680
C3012	Throughout admin offices	Fair	Interior Wall Finish, any surface, Prep & Paint	1,100 SF	3	1440647
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,400 SF	8	1440701
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	67 SF	3	1440757
C3024	Office	Fair	Interior Floor Finish, Vinyl Tile (VCT)	145 SF	3	1440685
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,370 SF	3	1440705
C3025	Throughout admin offices	Fair	Interior Floor Finish, Carpet Commercial Standard	800 SF	3	1440736
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,768 SF	5	1440733
C3032	Principals Office	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	189 SF	3	1440772
<b>Plumbing</b>						
D2011	Restroom	Fair	Toilet, Residential Water Closet	1	20	1440759
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	20	1440782
D2014	Classrooms 1-5	Fair	Sink/Lavatory, Counter Top, Stainless Steel	5	10	1440776
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,780 SF	20	1445066
<b>Fire Suppression</b>						
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	1432440
<b>HVAC</b>						
D3032	003 Classrooms 1-5, Admin/Principal	Fair	Condensing Unit/Heat Pump, 4 TON [AC 4]	1	3	1440703
D3032	003 Classrooms 1-5, Admin/Principal	Fair	Condensing Unit/Heat Pump, 4 TON [AC 1]	1	3	1440766
D3032	003 Classrooms 1-5, Admin/Principal	Fair	Condensing Unit/Heat Pump, 4 TON [AC 5]	1	3	1440668
D3032	003 Classrooms 1-5, Admin/Principal	Fair	Condensing Unit/Heat Pump, 4 TON [AC 3]	1	3	1440760
D3032	003 Classrooms 1-5, Admin/Principal	Fair	Condensing Unit/Heat Pump, 4 TON [AC 2]	1	3	1440686
D3041	Attic	Fair	HVAC System Ductwork, Low Density	5,780 SF	10	1445070
D3051	Classrooms 1	Fair	Furnace, 75 MBH [RM 1 ]	1	3	1440677
D3051	Classrooms 4	Fair	Furnace, 75 MBH [RM 4]	1	3	1440708
D3051	Classrooms 5	Fair	Furnace, 75 MBH [RM 5]	1	3	1440729
D3051	Classrooms 3	Fair	Furnace, 75 MBH [RM 3]	1	3	1440803
D3051	Library	Fair	Furnace, 75 MBH [No tag/plate found]	1	3	1440661
D3052	Roof-admin	Fair	Packaged Unit (RTU), 2 Ton [No tag/plate found]	1	3	1432465
D3052	Roof-admin	Fair	Packaged Unit (RTU), 2 Ton [No tag/plate found]	1	2	1432454

**Component Condition Report | Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,780 SF	0	1445065
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,780 SF	20	1445064
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,780 SF	3	1445067
<b>Fire Alarm &amp; Comm</b>						
D5037	Admin/Principal	Fair	Fire Alarm Control Panel, Addressable	1	12	1440815
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	5,780 SF	3	1445068
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	5,780 SF	14	1445069

**Component Condition Report | Woodbine Elementary School / P01 Kindergarten**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	East and west sides	Fair	Exterior Wall, Textured Plywood (T1-11)	1,250 SF	3	1445301
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,250 SF	3	1445297
B2021	North and south elevations	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	7	3	1445302
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	7	3	1445388
B2032	Building exterior	Fair	Exterior Door, Steel	2	20	1447614
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	1,300 SF	3	1445287
<b>Interiors</b>						
C1021	Building interior	Fair	Interior Door, Wood Solid-Core	2	20	1447615
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	4	10	1447608
C1031	Kindergarten	Fair	Toilet Partitions, Plastic/Laminate	2	3	1440735
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	1,000 SF	3	1445295
C3024	Classroom	Fair	Interior Floor Finish, Vinyl Tile (VCT)	245 SF	3	1445300
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	738 SF	3	1445298
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	983 SF	5	1445296
<b>Plumbing</b>						
D2011	Classrooms 6	Fair	Toilet, Child-Sized	2	10	1440653
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	983 SF	20	1445289
<b>Fire Suppression</b>						
D4031	Classroom	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1445303
<b>HVAC</b>						
D3032	Roof	Fair	Condensing Unit/Heat Pump, Split System, 4 Ton [AC 6]	1	3	1432456
D3041	Attic	Fair	HVAC System Ductwork, Low Density	983 SF	10	1445291
D3051	Classroom 6	Fair	Furnace, 75 MBH [RM 6]	1	3	1440728
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	983 SF	0	1445292
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	983 SF	20	1445294
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,146 SF	3	1445074
<b>Fire Alarm &amp; Comm</b>						



**Component Condition Report | Woodbine Elementary School / P01 Kindergarten**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	983 SF	3	1445290
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	983 SF	14	1445293

**Component Condition Report | Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Classrooms 8, 9, 10	Fair	Exterior Wall, Textured Plywood (T1-11)	7,040 SF	10	1440724
B2021	Classrooms 18-20	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	3	9	1440795
B2021	Classrooms 18-20	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	3	9	1440671
B2021	Classrooms 8, 9, 10	Fair	Window Security Shutter, Rolling, Manual Operated, Up to 24 SF	6	10	1440674
B2021	Classrooms 8, 9, 10	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	6	8	1440732
B2032	Classrooms	Fair	Exterior Door, Steel	9	20	1440700
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Metal	4,600 SF	18	1445747
<b>Interiors</b>						
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	9	10	1447609
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	6,144 SF	5	1440719
C3024	Classrooms 18-20	Fair	Interior Floor Finish, Vinyl Tile (VCT)	960 SF	3	1445746
C3025	Classrooms 18-20	Fair	Interior Floor Finish, Carpet Commercial Standard	2,880 SF	3	1440797
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,840 SF	5	1440707
<b>Plumbing</b>						
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,840 SF	20	1445080
<b>HVAC</b>						
D3052	Classrooms 8	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1440675
D3052	Classrooms 18	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1440778
D3052	Classrooms 9	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1440763
D3052	Classrooms 10	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1440692
D3052	Classrooms 19	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1440670
D3052	Classrooms 20	Fair	Heat Pump, 3 TON [No tag/plate found]	1	3	1440699
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	3,840 SF	0	1445079
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,840 SF	20	1445078
D5022	Classrooms	Fair	LED Lighting Fixture, Basic, 20 W	9	3	1440739
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,840 SF	3	1445081
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	3,840 SF	3	1445082
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	3,840 SF	14	1445083

**Component Condition Report | Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						

**Component Condition Report | Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	4,560 SF	3	1440682
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,560 SF	3	1440716
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	2	3	1440817
B2021	Classrooms	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	9	3	1440660
B2021	Classrooms 11-12	Fair	Window Security Shutter, Rolling, Manual Operated, Up to 24 SF	4	10	1440726
B2032	building Exterior	Fair	Exterior Door, Steel	6	20	1440783
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Metal	3,960 SF	13	1445868
<b>Interiors</b>						
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	6	10	1447610
C1031	Restroom	Good	Toilet Partitions, Metal	4	17	1432455
C3012	Restroom	Good	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	27	1432459
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	3,072 SF	5	1447265
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	720 SF	3	1447267
C3024	Restroom	Good	Interior Floor Finish, Vinyl Sheeting	480 SF	12	1432447
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,160 SF	3	1447266
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,880 SF	15	1447264
C3032	Restroom	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	480 SF	22	1432444
<b>Plumbing</b>						
D2011	Restroom	Good	Toilet, Commercial Water Closet	3	27	1432436
D2012	Restroom	Good	Urinal, Standard	1	27	1432427
D2014	Restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	27	1432430
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,146 SF	20	1445087
<b>Fire Suppression</b>						
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	5	1445869
<b>HVAC</b>						
D3052	Classrooms 11	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1440697
D3052	Classrooms 22	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1440808
D3052	Classrooms 12	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1440756
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	3,146 SF	0	1445086
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,146 SF	20	1445085
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	3	1440794
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,146 SF	3	1445088
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	3,146 SF	3	1445089
D5038	Throughout	Good	Security/Surveillance System, Cameras and CCTV	3,146 SF	14	1445090

**Component Condition Report | Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						

**Component Condition Report | Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Classrooms	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,800 SF	3	1445870
B2011	Classrooms	Fair	Exterior Wall, Textured Plywood (T1-11)	4,800 SF	5	1440654
B2021	Classrooms 13-14	Fair	Window Security Shutter, Rolling, Manual Operated, Up to 24 SF	8	10	1440679
B2021	Classrooms	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	8	11	1440747
B2032	Classrooms	Fair	Exterior Door, Steel	5	21	1440725
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Metal	5,150 SF	21	1445871
<b>Interiors</b>						
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	5	10	1447611
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	4,096 SF	3	1440683
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,080 SF	3	1445875
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,240 SF	3	1440802
C3032	Classroom	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,320 SF	10	1440672
<b>Plumbing</b>						
D2014	Classrooms	Fair	Sink/Lavatory, Counter Top, Stainless Steel	4	11	1440738
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,320 SF	20	1445094
<b>Fire Suppression</b>						
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	1432445
<b>HVAC</b>						
D3052	P10 Classrooms 23	Fair	Heat Pump, 5 TON [No tag/plate found]	1	3	1440742
D3052	Classrooms 24	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1440718
D3052	Classrooms 14	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1440799
D3052	Classrooms 13	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	3	1440645
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	4,320 SF	0	1445093
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,320 SF	20	1445092
D5022	Building exterior	Fair	LED Lighting Fixture, Exterior Basic, 20 W	5	10	1440758
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,320 SF	3	1445095
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	4,320 SF	3	1445096
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	4,320 SF	14	1445097

**Component Condition Report | Woodbine Elementary School / P05 Classrooms 15-17**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	East and west sides	Fair	Exterior Wall, Textured Plywood (T1-11)	720 SF	3	1444276
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,220 SF	3	1444285
B2011	North and south elevations	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	1,500 SF	10	1444270
B2021	North and south elevations	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	21	3	1445387
B2021	North and south elevations	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	21	3	1444271
<b>Roofing</b>						

**Component Condition Report | Woodbine Elementary School / P05 Classrooms 15-17**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Fair	Roof, Modified Bituminous	3,800 SF	3	1440658
<b>Interiors</b>						
C1021	Classrooms	Fair	Interior Door, Wood Solid-Core	2	20	1440784
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	2	10	1447612
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	2,976 SF	3	1440787
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,175 SF	3	1444277
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	1,770 SF	6	1440745
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,948 SF	5	1440754
<b>Plumbing</b>						
D2011	Restroom	Fair	Toilet, Child-Sized	1	10	1440818
D2018	P05 Classrooms 15-17	Fair	Drinking Fountain, Outside/Site Style	1	3	1432467
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,948 SF	20	1445101
<b>Fire Suppression</b>						
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	5	1432457
<b>HVAC</b>						
D3032	P05 Classrooms 15-17	Fair	Condensing Unit/Heat Pump, 4 TON [AC 9]	1	3	1440809
D3032	P05 Classrooms 15-17	Fair	Condensing Unit/Heat Pump, 4 TON [AC 10]	1	3	1440651
D3032	P05 Classrooms 15-17	Fair	Condensing Unit/Heat Pump, 4 TON [AC 11]	1	3	1440655
D3041	Attic	Fair	HVAC System Ductwork, Low Density	2,948 SF	10	1445105
D3051	Classrooms 17	Fair	Furnace, 75 MBH [RM 17]	1	3	1440721
D3051	Classroom 16	Fair	Furnace, 75 MBH [RM 10]	1	3	1440698
D3051	Classroom 15	Fair	Furnace, 75 MBH [RM 15]	1	3	1440804
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	2,948 SF	0	1445100
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	2,948 SF	20	1445099
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,146 SF	3	1445102
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	2,948 SF	3	1445103
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	2,948 SF	14	1445104

**Component Condition Report | Woodbine Elementary School / P08 Classroom 21**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Classroom	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,280 SF	3	1445878
B2011	Classroom	Fair	Exterior Wall, Textured Plywood (T1-11)	1,280 SF	3	1440755
B2021	Classroom	Fair	Window Security Shutter, Rolling, Manual Operated, Up to 24 SF	2	10	1445876
B2021	Classroom	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	2	3	1440676
B2021	Classroom	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	3	1440814
B2032	Classroom	Fair	Exterior Door, Steel	1	10	1440750
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Metal	1,180 SF	10	1445877

**Component Condition Report | Woodbine Elementary School / P08 Classroom 21**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Interiors</b>						
C1023	Building Exterior	Fair	Door Hardware System, School (per Door)	1	10	1447613
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,024 SF	3	1440684
C3025	Classroom	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	3	1440734
C3032	Classroom	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	5	1440704
<b>Plumbing</b>						
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	960 SF	20	1445108
<b>Fire Suppression</b>						
D4031	P08 Classroom 22	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	10	1432464
D4031	P08 Classroom 22	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	10	1432442
<b>HVAC</b>						
D3052	Classrooms 21	Fair	Heat Pump, 3 TON	1	3	1440730
D3068	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	960 SF	0	1445107
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	20	1445106
D5022	Classroom	Fair	LED Lighting Fixture, Exterior Basic, 20 W	1	10	1440748
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	3	1445109
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable	960 SF	3	1445110
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV	960 SF	14	1445111

**Component Condition Report | Woodbine Elementary School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1014	Portables	Fair	Exterior Ramp, Wood	300 SF	3	1446844
<b>Roofing</b>						
B3011	Roof canopy	Fair	Roof, Modified Bituminous	3,407 SF	3	1440773
<b>Plumbing</b>						
D2021	Site	Fair	Backflow Preventer, Domestic, 4"	1	10	1440662
D2021	Site	Fair	Backflow Preventer, Domestic, 3"	1	5	1440669
D2023	Site	Fair	Domestic Booster Pump Station, Duplex Mounted, 7.5 HP Motors	1	5	1440774
<b>Electrical</b>						
D5012	Site	Fair	Building/Main Switchgear, 2000 AMP [No tag/plate found]	1	20	1440777
<b>Pavement</b>						
G2012	Delivery drive	Fair	Roadways, Asphalt Pavement, Seal & Stripe	3,500 SF	3	1447321
G2022	Delivery drive	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	3,500 SF	8	1447320
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Asphalt	12,000 SF	3	1440786
<b>Site Development</b>						
G2041	Site perimeter	Fair	Fences & Gates, Chain Link, 6' High	1,150 LF	20	1440798
G2041	Site street perimeter	Fair	Fences & Gates, Metal Tube, 6' High	660 LF	20	1440678
G2041	Site	Fair	Fences & Gates, any Painted Surface, Prep & Paint	990 SF	3	1440673

**Component Condition Report | Woodbine Elementary School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	10	1440657
G2047	Site	Fair	Play Structure, Small	1	5	1446846
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	26,400 SF	3	1445879
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	4	10	1440666
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	26,400 SF	5	1440765
G2047	Site	Fair	Play Structure, Medium	1	3	1440770
G2047	Site	Fair	Play Structure, Medium	1	3	1446845
G2047	Fall protection	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	4,500 SF	3	1440714
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	360 SF	10	1446843
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System, Replace/Install	140,000 SF	5	1440652

---

---

## Appendix E: Replacement Reserves

---

---











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	
D5029	1445102	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	17	3	3146	SF	\$10.97	\$34,513				\$34,513									\$34,513
D5037	1445103	Fire Alarm System, Standard Addressable, Replace	20	17	3	2948	SF	\$5.49	\$16,170				\$16,170									\$16,170
<b>Totals, Unescalated</b>										\$10,106	\$0	\$0	\$232,207	\$0	\$14,766	\$18,204	\$0	\$0	\$0	\$72,124	\$347,408	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$10,106	\$0	\$0	\$253,739	\$0	\$17,118	\$21,736	\$0	\$0	\$0	\$96,929	\$399,629	

\* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Woodbine Elementary School / P08 Classroom 21

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	
B2011	1445878	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1280	SF	\$4.11	\$5,266				\$5,266									\$5,266
B2011	1440755	Exterior Wall, Textured Plywood (T1-11), Replace	20	17	3	1280	SF	\$17.14	\$21,941				\$21,941									\$21,941
B2021	1440676	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$891.34	\$1,783				\$1,783									\$1,783
B2021	1440814	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$1,302.73	\$2,605				\$2,605									\$2,605
B2021	1445876	Window Security Shutter, Rolling, Manual Operated, Up to 24 SF, Replace	20	10	10	2	EA	\$1,297.93	\$2,596											\$2,596		\$2,596
B2032	1440750	Exterior Door, Steel, Replace	40	30	10	1	EA	\$822.77	\$823											\$823		\$823
B3011	1445877	Roof, Metal, Replace	40	30	10	1180	SF	\$17.83	\$21,036											\$21,036		\$21,036
C1023	1447613	Door Hardware System, School (per Door), Replace	30	20	10	1	EA	\$548.52	\$549											\$549		\$549
C3012	1440684	Interior Wall Finish, Vinyl, Replace	15	12	3	1024	SF	\$3.43	\$3,511				\$3,511									\$3,511
C3025	1440734	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	960	SF	\$10.28	\$9,873				\$9,873									\$9,873
C3032	1440704	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	960	SF	\$4.80	\$4,608						\$4,608							\$4,608
D3052	1440730	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$6,033.68	\$6,034				\$6,034									\$6,034
D3068	1445107	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	960	SF	\$3.43	\$3,291	\$3,291												\$3,291
D4031	1432464	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	1	EA	\$205.69	\$206											\$206		\$206
D4031	1432442	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	1	EA	\$205.69	\$206											\$206		\$206
D5022	1440748	LED Lighting Fixture, Exterior Basic, 20 W, Replace	20	10	10	1	EA	\$260.55	\$261											\$261		\$261
D5029	1445109	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	17	3	960	SF	\$10.97	\$10,532				\$10,532									\$10,532
D5037	1445110	Fire Alarm System, Standard Addressable, Replace	20	17	3	960	SF	\$5.49	\$5,266				\$5,266									\$5,266
<b>Totals, Unescalated</b>										\$3,291	\$0	\$0	\$66,809	\$0	\$4,608	\$0	\$0	\$0	\$0	\$25,675	\$100,383	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$3,291	\$0	\$0	\$73,004	\$0	\$5,341	\$0	\$0	\$0	\$0	\$34,505	\$116,141	

\* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

Woodbine Elementary School / Site

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	
B1014	1446844	Exterior Ramp, Wood, Replace	15	12	3	300	SF	\$15.08	\$4,525				\$4,525									\$4,525
B3011	1440773	Roof, Modified Bituminous, Replace	20	17	3	3407	SF	\$13.71	\$46,720				\$46,720									\$46,720
D2021	1440669	Backflow Preventer, Domestic, 3", Replace	30	25	5	1	EA	\$7,130.71	\$7,131						\$7,131							\$7,131
D2021	1440662	Backflow Preventer, Domestic, 4", Replace	30	20	10	1	EA	\$9,050.51	\$9,051											\$9,051		\$9,051
D2023	1440774	Domestic Booster Pump Station, Duplex Mounted, 7.5 HP Motors, Replace	25	20	5	1	EA	\$28,810.75	\$28,811						\$28,811							\$28,811
G2012	1447321	Roadways, Asphalt Pavement, Seal & Stripe	5	2	3	3500	SF	\$0.62	\$2,160				\$2,160							\$2,160		\$4,320
G2022	1447320	Parking Lots, Asphalt Pavement, Mill & Overlay	25	17	8	3500	SF	\$4.80	\$16,798											\$16,798		\$16,798
G2031	1440786	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	22	3	12000	SF	\$7.54	\$90,505				\$90,505									\$90,505
G2041	1440673	Fences & Gates, any Painted Surface, Prep & Paint	10	7	3	990	SF	\$4.11	\$4,073				\$4,073									\$4,073
G2044	1440657	Signage, Property, Monument/Pylon, Replace/Install	20	10	10	1	EA	\$13,027.26	\$13,027											\$13,027		\$13,027
G2047	1445879	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	26400	SF	\$0.62	\$16,255				\$16,255							\$16,255		\$32,509
G2047	1440770	Play Structure, Medium, Replace	20	17	3	1	EA	\$27,425.80	\$27,426				\$27,426									\$27,426
G2047	1446845	Play Structure, Medium, Replace	20	17	3	1	EA	\$27,425.80	\$27,426				\$27,426									\$27,426
G2047	1440714	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	17	3	4500	SF	\$1.23	\$5,523				\$5,523									\$5,523
G2047	1446846	Play Structure, Small, Replace	20	15	5	1	EA	\$13,712.90	\$13,713						\$13,713							\$13,713
G2047	1440765	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	20	5	26400	SF	\$4.80	\$126,707						\$126,707							\$126,707
G2047	1440666	Sports Apparatus, Basketball Backstop, Replace	25	15	10	4	EA	\$13,027.26	\$52,109											\$52,109		\$52,109
G2049	1446843	Shed, Wooden Framed, Asphalt Shingles, Replace	30	20	10	360	SF	\$54.85	\$19,747											\$19,747		\$19,747
G2057	1440652	Irrigation System, , Replace/Install	25	20	5	140000	SF	\$4.80	\$671,932						\$671,932							\$671,932
<b>Totals, Unescalated</b>										\$0	\$0	\$0	\$224,612	\$0	\$848,294	\$0	\$0	\$35,213	\$0	\$93,933	\$1,202,052	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$0	\$0	\$245,440	\$0	\$983,405	\$0	\$0	\$44,607	\$0	\$126,239	\$1,399,690	

\* Markup/LocationFactor (1.138) has been included in unit costs. Markup includes a 6% Contractor General Requirements, 7.5% General Contractor Costs, Profit, Overhead, Insurance, and 7% Design and Permits factors applied to the location adjusted unit cost.

---

---

## Appendix F: Equipment Inventory List

---

---

ID	Location	Description	Manufacturer	Model	Details	Barcode	Asset Tag	Quantity	Unit	Year Installed/In Service	Replacement Year	Total Cost
1441778	Woodbine Elementary School / 002 Classroom 7, Toilets	D2012 - Urinal, Standard, Replace; Lifespan:30						3	EA		2047	\$3,977
1432439	Woodbine Elementary School / 002 Classroom 7, Toilets	D2012 - Urinal, Standard, Replace; Lifespan:30						2	EA		2047	\$2,651
1432427	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D2012 - Urinal, Standard, Replace; Lifespan:30						1	EA		2046	\$1,326
1432463	Woodbine Elementary School / 001 MPR	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						1	EA		2029	\$1,808
1440771	Woodbine Elementary School / 002 Classroom 7, Toilets	D2014 - Sink/Lavatory, Counter Top, Stainless Steel, Replace; Lifespan:30						1	EA		2029	\$1,446
1432432	Woodbine Elementary School / 002 Classroom 7, Toilets	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						4	EA		2044	\$7,230
1440649	Woodbine Elementary School / 002 Classroom 7, Toilets	D2014 - Service Sink, Wall-Hung, Replace; Lifespan:35						1	EA		2029	\$1,687
1440782	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						1	EA		2039	\$1,808
1440776	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D2014 - Sink/Lavatory, Counter Top, Stainless Steel, Replace; Lifespan:30						5	EA		2029	\$7,230
1432430	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						4	EA		2046	\$7,230
1440738	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D2014 - Sink/Lavatory, Counter Top, Stainless Steel, Replace; Lifespan:30						4	EA	2000	2030	\$5,794
1432433	Woodbine Elementary School / 002 Classroom 7, Toilets	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15						1	EA		2024	\$4,338
1432467	Woodbine Elementary School / P05 Classrooms 15-17	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15						1	EA		2022	\$4,338
1440662	Woodbine Elementary School / Site	D2021 - Backflow Preventer, Domestic, 4", Replace; Lifespan:30	Febco	825	16680		00255331	1	EA	1999	2029	\$7,953
1440669	Woodbine Elementary School / Site	D2021 - Backflow Preventer, Domestic, 3", Replace; Lifespan:30		820	Illegible		00255336	1	EA	1994	2024	\$6,266
1440792	Woodbine Elementary School / 001 MPR	D2023 - Water Heater, 75 GAL, Replace; Lifespan:20	Rheem / Ruud	G75-75N-2	RRLN0609101481		00255108	1	EA	2009	2029	\$14,942
1440693	Woodbine Elementary School / 002 Classroom 7, Toilets	D2023 - Water Heater, 40 GAL, Replace; Lifespan:15	A. O. Smith	FGR 40 242	GH99-5084851-R99		00255382	1	EA		2034	\$1,567
1440774	Woodbine Elementary School / Site	D2023 - Domestic Booster Pump Station, Duplex Mounted, 7.5 HP Motors, Replace; Lifespan:25					00255335	1	EA		2024	\$25,317
1444334	Woodbine Elementary School / 001 MPR	D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace; Lifespan:40						3146	SF	1999	2039	\$41,700
1445059	Woodbine Elementary School / 002 Classroom 7, Toilets	D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace; Lifespan:40						2080	SF	1999	2039	\$27,570
1445066	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace; Lifespan:40						5780	SF	1999	2039	\$76,614
1445289	Woodbine Elementary School / P01 Kindergarten	D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace; Lifespan:40						983	SF	1999	2039	\$13,030
1445080	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace; Lifespan:40						3840	SF	1999	2039	\$50,899
1445087	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace; Lifespan:40						3146	SF	1999	2039	\$41,700
1445094	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace; Lifespan:40						4320	SF	1999	2039	\$57,262
1445101	Woodbine Elementary School / P05 Classrooms 15-17	D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace; Lifespan:40						2948	SF	1999	2039	\$39,076
1445108	Woodbine Elementary School / P08 Classroom 21	D2029 - Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace; Lifespan:40						960	SF	1999	2039	\$12,725
1440690	Woodbine Elementary School / 001 MPR	D3032 - Ductless Split System, 1 TON, Replace; Lifespan:15	Carrier	38MAQB12 1	1715V36826		00263190	1	EA	2015	2030	\$4,218
1432449	Woodbine Elementary School / 002 Classroom 7, Toilets	D3032 - Condensing Unit/Heat Pump, Split System, 4 Ton, Replace; Lifespan:15	Ruud	UAMB-04BCAZ	6268F289917473		00255309	1	EA	1999	2022	\$6,266
1440703	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3032 - Condensing Unit/Heat Pump, 4 TON, Replace; Lifespan:15	Ruud	UAMB-04BCAZ	6268F289917481		00255313	1	EA	1999	2022	\$6,266
1440766	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3032 - Condensing Unit/Heat Pump, 4 TON, Replace; Lifespan:15	Ruud	UAMB-04BCAZ	6268F289917480		00255310	1	EA	1999	2022	\$6,266
1440668	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3032 - Condensing Unit/Heat Pump, 4 TON, Replace; Lifespan:15	Ruud	UAMB-04BCAZ	6268F289917476		00255314	1	EA	1999	2022	\$6,266
1440760	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3032 - Condensing Unit/Heat Pump, 4 TON, Replace; Lifespan:15	Ruud	UAMB-04BCAZ	6268F289917479		00255312	1	EA	1999	2022	\$6,266
1440686	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3032 - Condensing Unit/Heat Pump, 4 TON, Replace; Lifespan:15	Ruud	UAMB-04BCAZ	6268F289917482		00255311	1	EA	1999	2022	\$6,266
1432456	Woodbine Elementary School / P01 Kindergarten	D3032 - Condensing Unit/Heat Pump, Split System, 4 Ton, Replace; Lifespan:15	Ruud	UAMB-04BCAZ	6268F289917475		00255378	1	EA	1999	2022	\$6,266
1440809	Woodbine Elementary School / P05 Classrooms 15-17	D3032 - Condensing Unit/Heat Pump, 4 TON, Replace; Lifespan:15	Ruud	UAMB-04BCAZ	6268F289917478		00255120	1	EA	1999	2022	\$6,266
1440651	Woodbine Elementary School / P05 Classrooms 15-17	D3032 - Condensing Unit/Heat Pump, 4 TON, Replace; Lifespan:15	Ruud	UAMB-04BCAZ	6268F289917474		00255119	1	EA	1999	2022	\$6,266
1440655	Woodbine Elementary School / P05 Classrooms 15-17	D3032 - Condensing Unit/Heat Pump, 4 TON, Replace; Lifespan:15	Ruud	UAMB 04BCAZ	6268F289917477		00255118	1	EA	1999	2022	\$6,266
1444335	Woodbine Elementary School / 001 MPR	D3041 - HVAC System Ductwork, Low Density, Replace; Lifespan:30						3146	SF	1999	2029	\$7,582
1445063	Woodbine Elementary School / 002 Classroom 7, Toilets	D3041 - HVAC System Ductwork, Low Density, Replace; Lifespan:30						2080	SF	1999	2029	\$5,013
1445070	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3041 - HVAC System Ductwork, Low Density, Replace; Lifespan:30						5780	SF	1999	2029	\$13,930
1445291	Woodbine Elementary School / P01 Kindergarten	D3041 - HVAC System Ductwork, Low Density, Replace; Lifespan:30						983	SF	1999	2029	\$2,969
1445105	Woodbine Elementary School / P05 Classrooms 15-17	D3041 - HVAC System Ductwork, Low Density, Replace; Lifespan:30						2948	SF	1999	2029	\$7,105
1440805	Woodbine Elementary School / 001 MPR	D3042 - Exhaust Fan, 750 CFM, Replace; Lifespan:20	Penn Ventilator Company	WFX13R	No tag/plate found		00263189	1	EA	1999	2022	\$2,892
1440743	Woodbine Elementary School / 002 Classroom 7, Toilets	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	Inaccessible		00255308	1	EA	1999	2022	\$5,061
1440677	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	EJSD707F069903731		00255302	1	EA	1999	2022	\$5,061
1440708	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	EJSD707F399807913		00255303	1	EA	1999	2022	\$5,061
1440729	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	EJSD707F399807922		00255304	1	EA	1999	2022	\$5,061
1440803	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	EJSD707F289805687		00263111	1	EA	1999	2022	\$5,061
1440661	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	EJSD707F399807920		00263110	1	EA	1999	2022	\$5,061
1440728	Woodbine Elementary School / P01 Kindergarten	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	EJSD707F229902379		00255305	1	EA	1999	2022	\$5,061
1440721	Woodbine Elementary School / P05 Classrooms 15-17	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	EJSD707F399807918		00263114	1	EA	1999	2022	\$5,061
1440698	Woodbine Elementary School / P05 Classrooms 15-17	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	EJSD707F229902380		00263113	1	EA	1999	2022	\$5,061
1440804	Woodbine Elementary School / P05 Classrooms 15-17	D3051 - Furnace, 75 MBH, Replace; Lifespan:20	Ruud	UGRA-07NYBGS	EJSD707F279804072		00263112	1	EA	1998	2022	\$5,061
1440722	Woodbine Elementary School / 001 MPR	D3052 - Packaged Unit (RTU), 15 TON, Replace; Lifespan:20	Rheem	RKKB-A180CM25E	2D6606ADAAAF110030806		00263188	1	EA	2000	2022	\$36,150
1432465	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3052 - Packaged Unit (RTU), 2 Ton, Replace; Lifespan:20	Carrier	48GX-024040381AD	2501G13269		00255376	1	EA	2001	2022	\$6,628
1432454	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3052 - Packaged Unit (RTU), 2 Ton, Replace; Lifespan:20	Carrier	48GX-024040301AD	2901G11124		00255377	1	EA	2001	2021	\$6,628
1440675	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D3052 - Heat Pump, 3 TON, Replace; Lifespan:20	Bard	WH361-A05XX4XXX	125F971106671-02		00263107	1	EA	1997	2022	\$5,302
1440778	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D3052 - Heat Pump, 3 TON, Replace; Lifespan:20	Bard	WH361-A05XX4XXX	L25B981201247-02		00255381	1	EA	1998	2022	\$5,302
1440763	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D3052 - Heat Pump, 3 TON, Replace; Lifespan:20	Bard	WH361-A05XX4XXX	125F971106674-02		00263106	1	EA	1997	2022	\$5,302
1440692	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D3052 - Heat Pump, 3 TON, Replace; Lifespan:20	Bard	WH361-A05XX4XXX	125F971106673-02		00255315	1	EA	1997	2022	\$5,302
1440670	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D3052 - Heat Pump, 3 TON, Replace; Lifespan:20	Bard	WH361-A05XX4XXX	125B981201263-02		00255380	1	EA	1998	2022	\$5,302
1440699	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D3052 - Heat Pump, 3 TON, Replace; Lifespan:20	Bard	WH361-A05XX4XXX	125B981201234-02		00255379	1	EA	1998	2022	\$5,302
1440697	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D3052 - Heat Pump, 3.5 TON, Replace; Lifespan:20	Bard	WH431-A10CX4XXX	176D991339796-02		00263104	1	EA	1999	2022	\$6,628
1440808	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D3052 - Heat Pump, 3.5 TON, Replace; Lifespan:20	Bard	WH421LA08VX4XXX	126J99 1366702-02		00255306	1	EA	1999	2022	\$6,628
1440756	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D3052 - Heat Pump, 3.5 TON, Replace; Lifespan:20	Bard	WH431-A10CX4XXX	176D991339405-02		00263103	1	EA	1999	2022	\$6,628
1440742	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D3052 - Heat Pump, 5 TON, Replace; Lifespan:20	Marvaair	AVP60HPA10NB	AL35035		00255362	1	EA	2000	2022	\$7,592
1440718	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D3052 - Heat Pump, 3.5 TON, Replace; Lifespan:20	Bard	WH421-A10VX4XXX	126L991387210-01		00263115	1	EA	1999	2022	\$6,628
1440799	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D3052 - Heat Pump, 3.5 TON, Replace; Lifespan:20	Bard	H431-A02CX4XXX	176L981277067-02		00263101	1	EA	1998	2022	\$6,628
1440645	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D3052 - Heat Pump, 3.5 TON, Replace; Lifespan:20	Bard	WH43-AQ2CX4XXX	176L981277070-02		00263102	1	EA	1998	2022	\$6,628
1440730	Woodbine Elementary School / P08 Classroom 21	D3052 - Heat Pump, 3 TON, Replace; Lifespan:20	No tag/plate found	No tag/plate found	No tag/plate found		00255307	1	EA		2022	\$5,302
1444333	Woodbine Elementary School / 001 MPR	D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15						3146	SF		2019	\$9,477
1445058	Woodbine Elementary School / 002 Classroom 7, Toilets	D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15						2080	SF		2019	\$6,266

1445065	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15							5780	SF		2019	\$17,412
1445292	Woodbine Elementary School / P01 Kindergarten	D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15							983	SF		2019	\$2,961
1445079	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15							3840	SF		2019	\$11,568
1445086	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15							3146	SF		2019	\$9,477
1445093	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15							4320	SF		2019	\$13,014
1445100	Woodbine Elementary School / P05 Classrooms 15-17	D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15							2948	SF		2019	\$8,881
1445107	Woodbine Elementary School / P08 Classroom 21	D3068 - BAS/HVAC Controls, Basic System or Legacy Upgrades, Install; Lifespan:15							960	SF		2019	\$2,892
1432460	Woodbine Elementary School / 001 MPR	D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10							3	EA		2024	\$542
1432458	Woodbine Elementary School / 002 Classroom 7, Toilets	D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10							1	EA		2024	\$181
1432440	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10							6	EA		2024	\$1,085
1445303	Woodbine Elementary School / P01 Kindergarten	D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10							1	EA		2024	\$181
1445869	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10							3	EA		2024	\$542
1432445	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10							4	EA		2024	\$723
1432457	Woodbine Elementary School / P05 Classrooms 15-17	D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10							3	EA		2024	\$542
1432464	Woodbine Elementary School / P08 Classroom 21	D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10							1	EA		2029	\$181
1432442	Woodbine Elementary School / P08 Classroom 21	D4031 - Fire Extinguisher, Type ABC, up to 20 LB, Replace; Lifespan:10							1	EA		2029	\$181
1440811	Woodbine Elementary School / 002 Classroom 7, Toilets	D5012 - Main Distribution Panel, 400 AMP, Replace; Lifespan:30							1	EA		2039	\$6,628
1440646	Woodbine Elementary School / 002 Classroom 7, Toilets	D5012 - Building/Main Switchboard, 120/208 V, 600 Amp, Replace; Lifespan:40	Square D				00255383		1	EA	1999	2039	\$54,225
1440777	Woodbine Elementary School / Site	D5012 - Building/Main Switchgear, 2000 AMP, Replace; Lifespan:40	Industrial Electric	No tag/plate found	042930-004		00255387	No tag/plate found	1	EA	1999	2039	\$361,500
1444330	Woodbine Elementary School / 001 MPR	D5019 - Full Electrical System Upgrade, Medium Density/Complexity, Replace; Lifespan:40							3146	SF	1999	2039	\$68,237
1445057	Woodbine Elementary School / 002 Classroom 7, Toilets	D5019 - Full Electrical System Upgrade, Medium Density/Complexity, Replace; Lifespan:40							2080	SF	1999	2039	\$45,115
1445064	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D5019 - Full Electrical System Upgrade, Medium Density/Complexity, Replace; Lifespan:40							5780	SF	1999	2039	\$125,368
1445294	Woodbine Elementary School / P01 Kindergarten	D5019 - Full Electrical System Upgrade, Medium Density/Complexity, Replace; Lifespan:40							983	SF	1999	2039	\$21,321
1445078	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D5019 - Full Electrical System Upgrade, Medium Density/Complexity, Replace; Lifespan:40							3840	SF	1999	2039	\$83,290
1445085	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D5019 - Full Electrical System Upgrade, Medium Density/Complexity, Replace; Lifespan:40							3146	SF	1999	2039	\$68,237
1445092	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D5019 - Full Electrical System Upgrade, Medium Density/Complexity, Replace; Lifespan:40							4320	SF	1999	2039	\$93,701
1445099	Woodbine Elementary School / P05 Classrooms 15-17	D5019 - Full Electrical System Upgrade, Medium Density/Complexity, Replace; Lifespan:40							2948	SF	1999	2039	\$63,942
1445106	Woodbine Elementary School / P08 Classroom 21	D5019 - Full Electrical System Upgrade, Medium Density/Complexity, Replace; Lifespan:40							960	SF	1999	2039	\$20,822
1440664	Woodbine Elementary School / 001 MPR	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20							4	EA		2024	\$1,012
1440739	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D5022 - LED Lighting Fixture, Basic, 20 W, Replace; Lifespan:20							9	EA		2022	\$2,061
1440794	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20							5	EA		2022	\$1,265
1440758	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D5022 - LED Lighting Fixture, Exterior Basic, 20 W, Replace; Lifespan:20							5	EA		2029	\$1,145
1440748	Woodbine Elementary School / P08 Classroom 21	D5022 - LED Lighting Fixture, Exterior Basic, 20 W, Replace; Lifespan:20							1	EA		2029	\$229
1444332	Woodbine Elementary School / 001 MPR	D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20							3146	SF	1999	2022	\$30,327
1445060	Woodbine Elementary School / 002 Classroom 7, Toilets	D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20							2080	SF	1999	2022	\$20,051
1445067	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20							5780	SF	1999	2022	\$55,719
1445074	Woodbine Elementary School / P01 Kindergarten	D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20							3146	SF	1999	2022	\$30,327
1445081	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20							3840	SF	1999	2022	\$37,018
1445088	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20							3146	SF	1999	2022	\$30,327
1445095	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20							4320	SF	1999	2022	\$41,645
1445102	Woodbine Elementary School / P05 Classrooms 15-17	D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20							3146	SF	1999	2022	\$30,327
1445109	Woodbine Elementary School / P08 Classroom 21	D5029 - Lighting System, Interior, Medium Density & Standard Fixtures, Replace; Lifespan:20							960	SF	1999	2022	\$9,254
1829363	Woodbine Elementary School	D5031 - Public Address/Announcement (PA) System, Facility Wide, Replace; Lifespan:20							34299	SF		2029	\$68,195
1444331	Woodbine Elementary School / 001 MPR	D5037 - Fire Alarm System, Standard Addressable, Replace; Lifespan:20							3146	SF	1999	2022	\$15,164
1445061	Woodbine Elementary School / 002 Classroom 7, Toilets	D5037 - Fire Alarm System, Standard Addressable, Replace; Lifespan:20							2080	SF	1999	2022	\$10,026
1440815	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D5037 - Fire Alarm Control Panel, Addressable, Replace; Lifespan:15	Fire-Lite	MS-9600UDLS			00255301		1	EA	2016	2031	\$18,075
1445068	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D5037 - Fire Alarm System, Standard Addressable, Replace; Lifespan:20							5780	SF	1999	2022	\$27,860
1445290	Woodbine Elementary School / P01 Kindergarten	D5037 - Fire Alarm System, Standard Addressable, Replace; Lifespan:20							983	SF	1999	2022	\$4,738
1445082	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D5037 - Fire Alarm System, Standard Addressable, Replace; Lifespan:20							3840	SF	1999	2022	\$18,509
1445089	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D5037 - Fire Alarm System, Standard Addressable, Replace; Lifespan:20							3146	SF	1999	2022	\$15,164
1445096	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D5037 - Fire Alarm System, Standard Addressable, Replace; Lifespan:20							4320	SF	1999	2022	\$20,822
1445103	Woodbine Elementary School / P05 Classrooms 15-17	D5037 - Fire Alarm System, Standard Addressable, Replace; Lifespan:20							2948	SF	1999	2022	\$14,209
1445110	Woodbine Elementary School / P08 Classroom 21	D5037 - Fire Alarm System, Standard Addressable, Replace; Lifespan:20							960	SF	1999	2022	\$4,627
1829426	Woodbine Elementary School	D5038 - Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install; Lifespan:15							34299	SF		2026	\$134,323
1444329	Woodbine Elementary School / 001 MPR	D5038 - Security/Surveillance System, Cameras and CCTV, Replace; Lifespan:15							3146	SF		2024	\$11,373
1445062	Woodbine Elementary School / 002 Classroom 7, Toilets	D5038 - Security/Surveillance System, Cameras and CCTV, Replace; Lifespan:15							2080	SF		2033	\$7,519
1445069	Woodbine Elementary School / 003 Classrooms 1-5, Admin/Principal	D5038 - Security/Surveillance System, Cameras and CCTV, Replace; Lifespan:15							5780	SF		2033	\$20,895
1445293	Woodbine Elementary School / P01 Kindergarten	D5038 - Security/Surveillance System, Cameras and CCTV, Replace; Lifespan:15							983	SF		2033	\$3,554
1445083	Woodbine Elementary School / P02 & P06 Classrooms 8-10, 18-20	D5038 - Security/Surveillance System, Cameras and CCTV, Replace; Lifespan:15							3840	SF		2033	\$13,882
1445090	Woodbine Elementary School / P03, P07 & P09 Classrooms 11, 12, 22 and toilets	D5038 - Security/Surveillance System, Cameras and CCTV, Replace; Lifespan:15							3146	SF		2033	\$11,373
1445097	Woodbine Elementary School / P04, P10 & P11 Classrooms 13-14, 23, 24	D5038 - Security/Surveillance System, Cameras and CCTV, Replace; Lifespan:15							4320	SF		2033	\$15,617
1445104	Woodbine Elementary School / P05 Classrooms 15-17	D5038 - Security/Surveillance System, Cameras and CCTV, Replace; Lifespan:15							2948	SF		2033	\$10,657
1445111	Woodbine Elementary School / P08 Classroom 21	D5038 - Security/Surveillance System, Cameras and CCTV, Replace; Lifespan:15							960	SF		2033	\$3,470
1432429	Woodbine Elementary School / 001 MPR	D5092 - Exit Sign Light Fixture, LED, Replace; Lifespan:10							3	EA		2022	\$795
1432446	Woodbine Elementary School / 001 MPR	D5092 - Emergency Light, 2-Head w/ Battery, Replace; Lifespan:10							2	EA		2024	\$530
1432466	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Freezer, 2-Door Reach-In, Replace; Lifespan:15	True Manufacturing Co	TS-49F	8807762		00255386		1	EA	2016	2031	\$6,146
1432451	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Convection Oven, Double, Replace; Lifespan:10	Blodgett				00255385		1	EA		2024	\$11,448
1440659	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Dairy Cooler/Wells, Replace; Lifespan:15	Beverage-Air	SM58N-W	11802691		00255388		1	EA		2024	\$4,338
1440791	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Dairy Cooler/Wells, Replace; Lifespan:15	Beverage-Air	SM58N-W	11407503		00255389		1	EA		2024	\$4,338
1432453	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Food Warmer, Replace; Lifespan:15	Winston Industries	HA4522GE	05269911071i		00255384		1	EA	1999	2022	\$2,049
1440780	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Salad Table, Replace; Lifespan:15							1	EA		2024	\$5,664
1440691	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Dairy Cooler/Wells, Replace; Lifespan:15	Beverage-Air	SM58N-W	10104398		00255334		1	EA		2024	\$4,338
1440727	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Dairy Cooler/Wells, Replace; Lifespan:15	Beverage-Air	SM58N			00255333		1	EA		2024	\$4,338
1432461	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace; Lifespan:15	True Manufacturing Co	TS-49	8776874		00255332		1	EA	2016	2031	\$5,543
1440731	Woodbine Elementary School / 001 MPR	E1093 - Commercial Kitchen, Dairy Cooler/Wells, Replace; Lifespan:15	Beverage-Air	SM58N			00255390		1	EA		2024	\$4,338
<b>Total</b>													<b>\$2,650,839</b>