

# FACILITY CONDITION ASSESSMENT

prepared for  
AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



## PREPARED BY:

EMG

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## EMG PROJECT #:

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## DATE OF REPORT:

August 14, 2019

## ON SITE DATE:

November 9, 2018

FACILITY CONDITION ASSESSMENT  
OF  
BIRCH GROVE INTERMEDIATE  
37490 BIRCH STREET  
NEWARK, CALIFORNIA 94560



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	37490 Birch Street, Newark, California 94560
Site Developed	1961 Renovated 1965, 1991, 2002
Number of Buildings	Five, and five portables
Date(s) of Visit	November 9, 2018
Management Point of Contact	Mr. Andrew Seymour 408.300.5160 phone <a href="mailto:aseymour@aedisarchitects.com">aseymour@aedisarchitects.com</a> email
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Kay van der Have
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Building Summary			
Building	Use	Constructed	Area(SF)
Building 1	Classrooms	1961	7,700
Building 2	Classrooms and Admin	1961	8,400
Building 3	Classrooms	1961	8,400
Building 4	Multi-Purpose, Library, Cafeteria	1991	8,300
Building 5	Classrooms	2004	2,400
Portables	Classrooms	1965 - 1991	4,300
<b>Total</b>			<b>39,500</b>

### Other Tenant Spaces

The Newark School District programs occupy 95% of the property and 5% of the property is occupied by after school childcare programs.

### Key Spaces Not Observed

Building Number	Area	Access Issue
None		

## Campus Findings & Deficiencies

### Historical Summary

When built in 1961, this school was known as the Milani Elementary School. There were additions constructed in 1965 and 1991. The Portable classrooms were added in 2004. Portable classrooms were installed and removed throughout the years. The name was changed to Birch Grove Intermediate in 2016 and the grade levels being served changed from all those of an elementary school to only grades 3, 4, 5, and 6.

### Architectural

The classroom building exterior walls are exposed CMU or have a stucco finish. In 2016, the sloped roofs were re-roofed with asphalt shingles and new TPO was installed over the multipurpose building. Roofs over the walkways are metal or modified bitumen, these roofs are not new and replacement is anticipated. The exteriors have recently been upgraded. Replacing the full height single-glazed storefront assemblies with double-glazed windows and a knee wall is recommended and budgeted.

Condition of the interior finishes varies widely, short term replacement of half of the flooring and ceiling tiles is recommended and budgeted.

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

The HVAC equipment varies in age from two to four years old, it reportedly works well and replacement is expected over the term. Adequate power is provided by the electric system. Many panels are relatively new, however approximately 25% are antiquated and need to be replaced in the short term. Installing a fire sprinkler system throughout the campus is recommended and budgeted. It is likely that the original water piping is galvanized metal, at this time no problems have been reported, no action is recommended.

### Site

The school buildings, asphalt playgrounds and parking areas occupy approximately half of the nine-acre site. The asphalt drive and parking areas are heavily worn, milling and overlay is recommended in the short term. The play areas appear to be recently renovated. Concrete walkways and areas between the buildings are cracking and lifting. Removal of the cause of the cracking, likely tree roots, and replacement of the concrete is recommended. Replacement of the currently nonfunctioning irrigation system is also recommended.

### Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

## Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Birch Grove Intermediate / Building 1, Classrooms 1 - 7 (1961)	\$503	7,700	\$3,873,100	0.0%	1.0%	26.0%	35.0%
Birch Grove Intermediate / Building 2, Office & Classrooms 8 - 13 (1961)	\$503	8,400	\$4,225,200	0.0%	3.0%	3.0%	38.0%
Birch Grove Intermediate / Building 3, Classrooms 14 - 21 (1961)	\$503	8,400	\$4,225,200	0.0%	1.0%	21.0%	44.0%
Birch Grove Intermediate / Building 4, Multipurpose	\$364	8,300	\$3,021,200	0.0%	0.0%	2.0%	19.0%
Birch Grove Intermediate / Building 5, Classrooms 3A & 3B	\$503	2,400	\$1,207,200	0.0%	0.0%	2.0%	10.0%
Birch Grove Intermediate / Building 6, Portables	\$284	4,300	\$1,221,200	0.0%	4.0%	8.0%	49.0%
Birch Grove Intermediate / Site	\$0	390,163	\$1	0.0%	0.0%	0.0%	0.0%

## Immediate Needs

Facility/Building	Total Cost	Total Items
Birch Grove Intermediate	\$0	0
<b>Total :</b>	<b>\$0</b>	<b>0</b>

Birch Grove Intermediate

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
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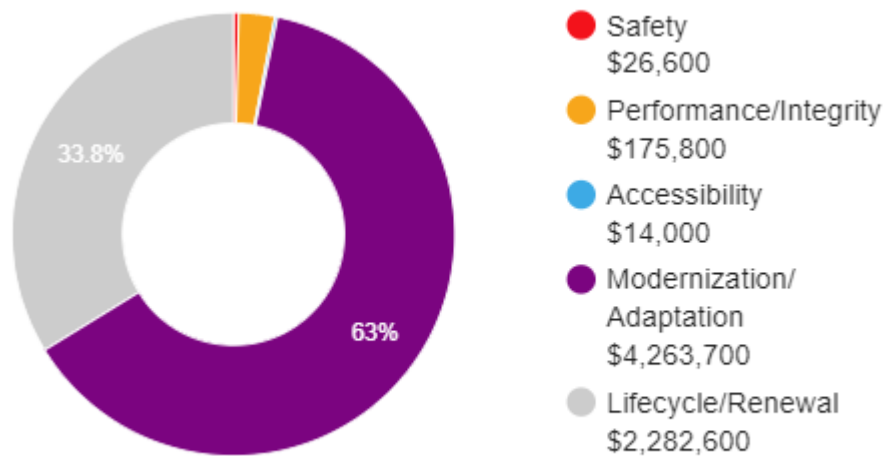
## Plan Types

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

### Plan Type Descriptions

<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)



Ten year total: \$6,762,700

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$27,100	\$86,700	\$89,700	\$60,400	\$287,200	\$551,200
Roofing	-	-	\$29,300	\$60,400	\$543,300	\$633,000
Interiors	\$18,900	\$124,600	\$170,800	\$200,700	\$763,400	\$1,278,300
Elevators	-	-	-	\$24,700	-	\$24,700
Plumbing	-	\$820,200	\$449,300	\$30,000	\$39,200	\$1,338,700
Fire Suppression	-	-	-	\$352,400	-	\$352,400
HVAC	-	\$31,200	\$15,200	\$28,000	\$601,900	\$676,300
Electrical	\$9,300	\$564,500	\$1,474,200	\$816,200	\$1,530,700	\$4,394,800
Fire Alarm & Comm	-	\$457,400	\$72,300	\$48,200	\$42,900	\$620,900
Equipment/Special	-	\$26,300	\$15,400	\$24,700	\$56,900	\$123,400
Site Development	-	\$48,200	\$114,400	\$4,600	\$696,400	\$863,500
Site Lighting	-	-	-	-	\$11,200	\$11,200
Pavement	-	\$254,500	-	-	-	\$254,500
Landscaping	\$8,700	\$190,400	-	-	\$15,700	\$214,800
Accessibility	\$14,900	-	-	-	-	\$14,900
<b>TOTALS</b>	<b>\$78,900</b>	<b>\$2,604,000</b>	<b>\$2,430,600</b>	<b>\$1,650,300</b>	<b>\$4,588,800</b>	<b>\$11,352,600</b>



## 2. Building 1, Classrooms 1 - 7



### Building 1, Classrooms 1- 7 : Systems Summary

<b>Address</b>	37490 Birch Street, Newark, California	
<b>Constructed/ Renovated</b>	1961, 2002	
<b>Building Size</b>	7,700 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper and galvanized supply and cast iron waste and venting Electric water heaters	Fair

## Building 1, Classrooms 1- 7 : Systems Summary

<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5 Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Missing fire suppression antiquated Windows, antiquated panels galvanized or leaking supply piping, aged electrical infrastructure, outdated fire alarm system	

### Building 1, Classrooms 1- 7: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$19,600	-	\$13,200	\$17,800	\$50,600
Roofing	-	-	-	\$30,200	-	\$30,200
Interiors	-	\$55,600	\$7,900	-	\$112,200	\$175,700
Plumbing	-	\$384,900	\$2,600	-	\$6,600	\$394,100
Fire Suppression	-	-	-	\$67,200	-	\$67,200
HVAC	-	-	-	-	\$119,100	\$119,100
Electrical	-	\$499,600	-	\$175,300	\$33,400	\$708,400
Fire Alarm & Comm	-	\$30,800	\$27,500	\$5,700	\$42,900	\$106,900
<b>TOTALS</b>	-	<b>\$990,500</b>	<b>\$38,000</b>	<b>\$291,600</b>	<b>\$332,000</b>	<b>\$1,652,200</b>

### 3. Building 2, Office & Classrooms 8 - 13



#### Building 2, Office and Classrooms 8 - 13: Systems Summary

<b>Address</b>	37490 Birch Street, Newark, California	
<b>Constructed/ Renovated</b>	1961, 2002	
<b>Building Size</b>	8,400 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl Floors: VCT, carpet, epoxy coating Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

## Building 2, Office and Classrooms 8 - 13: Systems Summary

<b>Plumbing</b>	Copper and galvanized supply and cast iron waste and venting Gas water heaters	Fair
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5 Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	galvanized or leaking supply piping, aged electrical infrastructure, outdated fire alarm system	

### Building 2, Office and Classrooms 8 - 13: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$41,800	-	\$13,200	\$17,800	\$72,800
Roofing	-	-	-	\$30,200	-	\$30,200
Interiors	-	\$24,100	\$43,500	\$32,600	\$220,300	\$320,500
Plumbing	-	\$7,700	\$430,700	\$23,800	\$19,100	\$481,300
Fire Suppression	-	-	-	\$73,300	-	\$73,300
HVAC	-	-	-	\$15,500	\$124,000	\$139,500
Electrical	\$9,300	\$49,000	\$550,600	\$191,200	\$62,300	\$862,500
Fire Alarm & Comm	-	-	\$34,600	\$36,300	-	\$70,900
<b>TOTALS</b>	<b>\$9,300</b>	<b>\$122,600</b>	<b>\$1,059,400</b>	<b>\$416,100</b>	<b>\$443,500</b>	<b>\$2,051,000</b>

## 4. Building 3, Classrooms 14 - 21



### Building 3, Classrooms 14 - 21: Systems Summary

<b>Address</b>	37490 Birch Street, Newark, California	
<b>Constructed/ Renovated</b>	1961, 2002	
<b>Building Size</b>	8,400 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

### Building 3, Classrooms 14 - 21: Systems Summary

<b>Plumbing</b>	Copper and galvanized supply and cast iron waste and venting electric water heaters	Fair
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5 Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	antiquated windows antiquated VCT galvanized or leaking supply piping, aged electrical infrastructure, outdated fire alarm system Missing fire suppression	



### Building 3, Classrooms 14 - 21: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$25,200	-	\$13,200	\$17,800	\$56,200
Roofing	-	-	\$29,300	-	\$56,900	\$86,200
Interiors	-	\$38,700	\$35,900	\$31,300	\$143,700	\$249,500
Plumbing	-	\$418,200	-	\$2,400	-	\$420,600
Fire Suppression	-	-	-	\$73,300	-	\$73,300
HVAC	-	-	-	-	\$140,500	\$140,500
Electrical	-	\$9,600	\$550,600	\$196,800	-	\$757,000
Fire Alarm & Comm	-	\$360,000	-	\$6,200	-	\$366,200
Site Lighting	-	-	-	-	\$11,200	\$11,200
<b>TOTALS</b>	-	<b>\$851,700</b>	<b>\$615,800</b>	<b>\$323,200</b>	<b>\$370,100</b>	<b>\$2,160,700</b>

## 5. Building 4, Multipurpose Building



### Building 4, Multipurpose Building: Systems Summary

<b>Address</b>	37490 Birch Street, Newark, California	
<b>Constructed/ Renovated</b>	1991	
<b>Building Size</b>	8,300 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional metal stud structure on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, sound board and vinyl Floors: Carpet, VCT, ceramic tile and wood Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
<b>Elevators</b>	Wheelchair lift	Fair

<b>Building 4, Multipurpose Building: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Gas water heater	Fair
<b>HVAC</b>	Individual package units Supplemental components: ductless split-systems	Good
<b>Fire Suppression</b>	Partial wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-5, LED, CFL Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	outdated fire alarm system Missing fire suppression	

### Building 4, Multipurpose Building: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$37,000	\$2,200	\$71,000	\$110,200
Roofing	-	-	-	-	\$370,900	\$370,900
Interiors	-	\$1,200	\$50,700	\$44,600	\$126,500	\$223,000
Elevators	-	-	-	\$24,700	-	\$24,700
Plumbing	-	\$4,400	-	-	\$5,900	\$10,300
Fire Suppression	-	-	-	\$79,900	-	\$79,900
HVAC	-	-	-	\$12,500	\$146,000	\$158,400
Electrical	-	\$6,200	-	\$194,900	\$98,000	\$299,200
Fire Alarm & Comm	-	\$33,200	-	-	-	\$33,200
Equipment/Special	-	\$26,300	\$15,400	\$24,700	\$56,900	\$123,400
Site Development	-	-	\$51,200	-	\$68,800	\$120,000
<b>TOTALS</b>	-	<b>\$71,300</b>	<b>\$154,300</b>	<b>\$383,500</b>	<b>\$944,000</b>	<b>\$1,553,200</b>

## 6. Building 5, Classrooms 3A & 3B



### Building 5, Classrooms 3A and 3B: Systems Summary

<b>Address</b>	37490 Birch Street, Newark, California	
<b>Constructed/ Renovated</b>	2004	
<b>Building Size</b>	2,400 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Light weight metal framing on a T-footing	Fair
<b>Façade</b>	Stucco with aluminum windows	Good
<b>Roof</b>	Primary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl, laminated panels Floors: VCT, epoxy coating Ceilings: ACT	Fair
<b>Elevators</b>	None	Fair

## Building 5, Classrooms 3A and 3B: Systems Summary

<b>Plumbing</b>	Copper supply and cast iron waste and venting No hot water	Fair
<b>HVAC</b>	Individual package 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-5, LED, Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Missing fire suppression	

### Building 5, Classrooms 3A and 3B: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$18,600	\$27,700	\$46,300
Roofing	-	-	-	-	-	-
Interiors	-	-	\$14,300	\$14,500	\$65,900	\$94,700
Plumbing	-	\$5,000	\$15,900	\$3,800	\$7,700	\$32,300
Fire Suppression	-	-	-	\$21,000	-	\$21,000
HVAC	-	-	\$15,200	-	\$23,700	\$38,900
Electrical	-	-	\$4,100	\$58,000	\$14,400	\$76,400
Fire Alarm & Comm	-	\$16,700	\$10,200	-	-	\$26,900
<b>TOTALS</b>	-	<b>\$21,700</b>	<b>\$59,700</b>	<b>\$115,900</b>	<b>\$139,400</b>	<b>\$336,500</b>

## 7. Building 6, Portables



### Building 6, Portables: Systems Summary

<b>Address</b>	37490 Birch Street, Newark, California	
<b>Constructed/ Renovated</b>	1990s - 2012	
<b>Building Size</b>	4,300 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Light weight metal framing on a T-footing	Fair
<b>Façade</b>	Painted wood with aluminum windows	Poor
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	Fair



## Building 6, Portables: Systems Summary

<b>Plumbing</b>	Copper supply and cast iron waste and venting	Fair
<b>HVAC</b>	Individual package 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, T-5 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Rotting and loose siding, outdated fire alarm system	

### Building 6, Portables: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$27,100	-	\$52,700	-	\$108,200	\$188,000
Roofing	-	-	-	-	\$115,600	\$115,600
Interiors	\$18,900	\$5,100	\$18,500	\$77,700	\$94,800	\$214,900
Fire Suppression	-	-	-	\$37,500	-	\$37,500
HVAC	-	\$31,200	-	-	\$48,600	\$79,900
Electrical	-	-	\$368,800	-	-	\$368,800
Fire Alarm & Comm	-	\$16,700	-	-	-	\$16,700
<b>TOTALS</b>	<b>\$46,000</b>	<b>\$53,000</b>	<b>\$440,000</b>	<b>\$115,200</b>	<b>\$367,200</b>	<b>\$1,021,400</b>

## 8. Site Summary



Site Information		
<b>Lot Size</b>	8.9 acres (estimated)	
<b>Parking Spaces</b>	42 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain link fencing, no dumpster enclosures Playground fencing Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer	Good
<b>Site Lighting</b>	Building-mounted: LED, HPS	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	significant sidewalk trip hazards, damaged landscaping antiquated irrigation inadequate site lighting	

### Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	\$27,100	\$27,100
Electrical	-	-	-	-	\$1,322,500	\$1,322,500
Site Development	-	\$48,200	\$63,200	\$4,600	\$627,600	\$743,500
Pavement	-	\$254,500	-	-	-	\$254,500
Landscaping	\$8,700	\$190,400	-	-	\$15,700	\$214,800
Accessibility	\$5,300	-	-	-	-	\$5,300
<b>TOTALS</b>	<b>\$14,000</b>	<b>\$493,100</b>	<b>\$63,200</b>	<b>\$4,600</b>	<b>\$1,992,900</b>	<b>\$2,567,700</b>

## 9. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 1961. The facility was significantly renovated in 1991. It is unknown if complaints about accessibility issues have been received by the property management. It is unknown if the property has prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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

## 10. 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.

## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## 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.

## 11. Opinions of Probable Costs

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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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 12. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Birch Grove Intermediate, 37490 Birch Street, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** Kay van der Have,  
Project Manager

**Reviewed by:**



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## 13. Appendices

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Appendix A: Photographic Record

Appendix B: Site Plans

Appendix C: Accessibility Review

Appendix D: Pre-Survey Questionnaire

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

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## Appendix A: Photographic Record

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#1	FRONT ELEVATION, BUILDINGS 1, 2 AND 3
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#2	SIDE ELEVATION, BUILDINGS 1, 2 AND 3
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#3	REAR ELEVATION, BUILDINGS 1, 2 AND 3
----	--------------------------------------



#4	FRONT ELEVATION, MULTIPURPOSE BUILDING
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#5	SIDE OF MULTIPURPOSE BUILDING
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#6	FRONT ELEVATION, PORTABLES
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#7	SIDE ELEVATION, PORTABLES
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#8	ROT AT PORTABLES
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#9	FRONT AND SIDE ELEVATIONS, BUILDING 3A AND 3B
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#10	FRONT DRIVE
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#11	SIGNAGE
-----	---------



#12	ACCESSIBLE PARKING
-----	--------------------



#13	PLAYING FIELDS
-----	----------------



#14	PLAY STRUCTURES
-----	-----------------



#15	PLAY SURFACE
-----	--------------



#16	CRACKING AND UPLIFT SEEN AT MUCH OF THE FLATWORK
-----	--



#17	CRACKING AND UPLIFT SEEN AT MUCH OF THE FLATWORK
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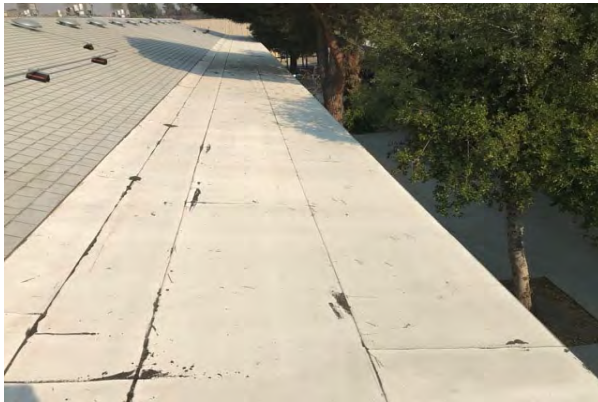
#18	AREA BETWEEN TWO BUILDINGS
-----	----------------------------



#19	METAL ROOF AT 3A AND 3B
-----	-------------------------



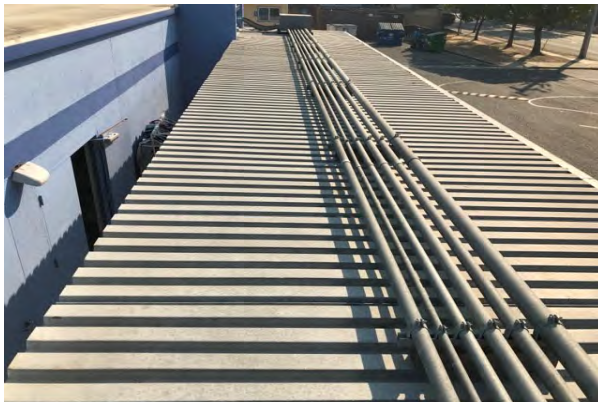
#20	ASPHALT SHINGLES AT BUILDINGS 1, 2 AND 3
-----	--



#21	MODIFIED BITUMEN AT BUILDINGS 1, 2 AND 3
-----	--



#22	TPO AT MULTIPURPOSE BUILDING
-----	------------------------------



#23	METAL ROOF AT WALKWAYS
-----	------------------------



#24	METAL ROOFS AT THE PORTABLES
-----	------------------------------





#25	EXTERIOR STEEL, DOOR
-----	----------------------



#26	WINDOW, ALUMINUM
-----	------------------



#27	WINDOW AT PORTABLE ALUMINUM DOUBLE-GLAZED
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#28	ALUMINUM WINDOW AT 3A AND 3B
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#29	EXTERIOR DOOR, FIBERGLASS
-----	---------------------------



#30	HVAC AT THE MULTIPURPOSE BUILDING
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#31 HVAC AT BUILDINGS 1, 2 AND 3



#32 PORTABLES, HEAT PUMP, PACKAGED (RTU)



#33 BUILDING/MAIN SWITCHGEAR



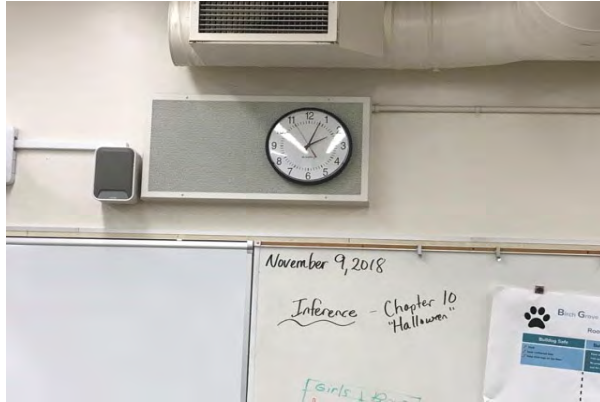
#34 SWITCHBOARD, 800 AMP, REPLACE



#35 DISTRIBUTION PANEL



#36 DISTRIBUTION PANEL



#37	PUBLIC ADDRESS SYSTEM
-----	-----------------------



#38	WHEELCHAIR LIFT
-----	-----------------



#39	WATER HEATER, ELECTRIC
-----	------------------------



#40	SINK, PORCELAIN ENAMEL
-----	------------------------



#41	URINAL, VITREOUS CHINA
-----	------------------------



#42	TOILET, TANKLESS
-----	------------------



#43	DRINKING FOUNTAIN
-----	-------------------



#44	FIRE ALARM
-----	------------



#45	FIRE ALARM CONTROL PANEL
-----	--------------------------



#46	EXIT LIGHTING FIXTURE
-----	-----------------------



#47	CLASSROOM
-----	-----------



#48	CLASSROOM
-----	-----------



#49	CLASSROOM
-----	-----------



#50	CLASSROOM CEILING
-----	-------------------



#51	OFFICE
-----	--------



#52	OFFICE
-----	--------



#53	LIBRARY
-----	---------



#54	PORTABLE,USED FOR STORAGE
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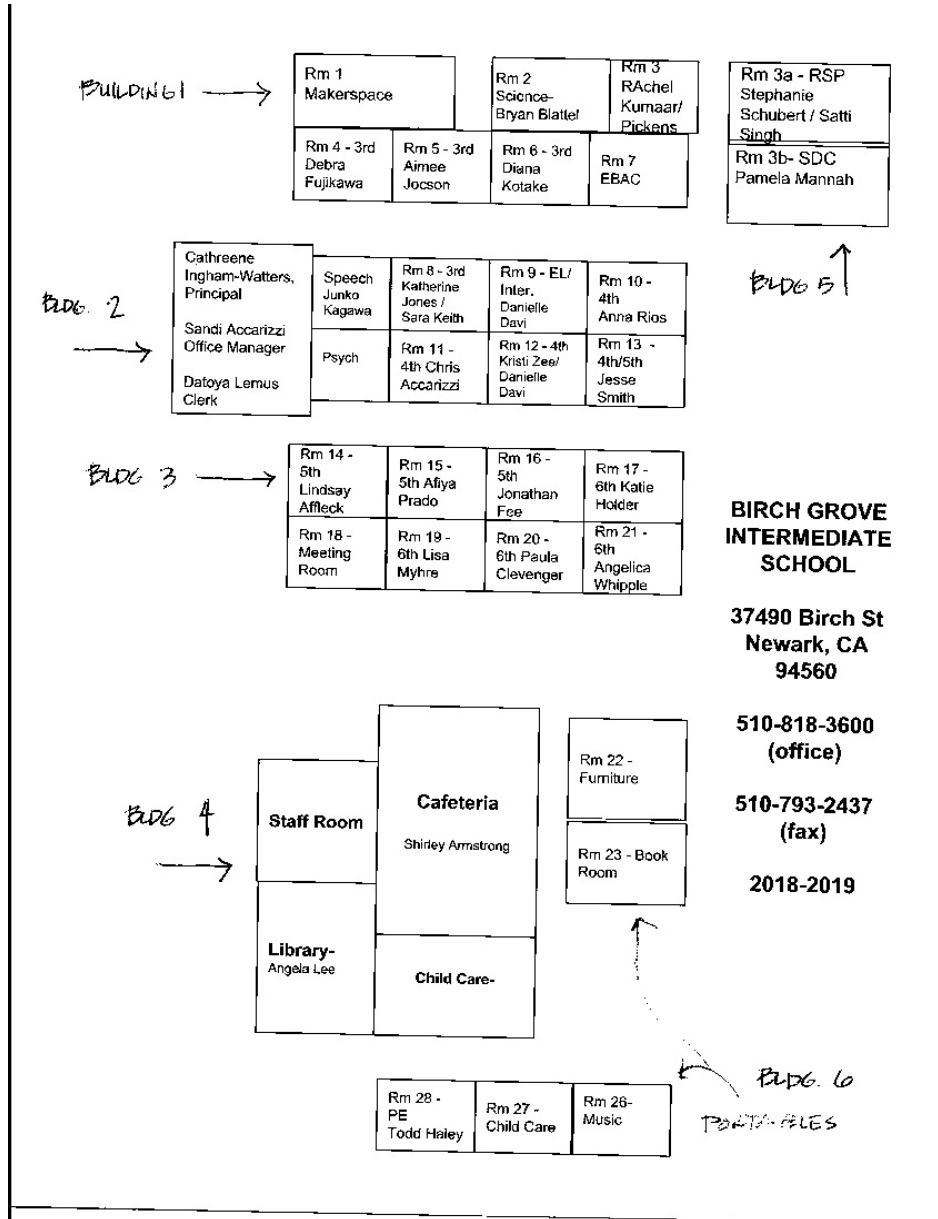
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## Appendix B: Site Plans

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### Site Plan



SOURCE:

Client Supplied Material



ON-SITE DATE:

November 9, 2018

### Aerial Site Plan



SOURCE:

Google Maps: Imagery ©2018 Google, Map data ©2018Google



ON-SITE DATE:

November 9, 2018



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## Appendix C: Accessibility Review

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**Building 1, Classrooms 1 - 7: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 2, Classrooms 8 -13: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 3, Classrooms 14 - 21: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 4, Multipurpose: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 5, Classrooms 3A and 3B: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Building 6, Portables: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Site Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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## **Appendix D: Pre-Survey Questionnaire**

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## Appendix E: Replacement Reserves

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2032	1093091	Exterior Door, Fiberglass, Replace	25	5	20	16	EA		\$936.39	\$14,982																						\$14,982	\$14,982	
D5012	1093094	Building/Main Switchgear, 1200 AMP, Replace	30	17	13	1	EA		\$248,350.41	\$248,350														\$248,350										\$248,350
D5012	1093074	Building/Main Switchgear, 2000 AMP, Replace	30	17	13	1	EA		\$326,113.84	\$326,114														\$326,114										\$326,114
D5012	1093093	Building/Main Switchgear, 2000 AMP, Replace	30	17	13	1	EA		\$326,113.84	\$326,114														\$326,114										\$326,114
G2022	1093088	Parking Lots, Asphalt Pavement, Mill & Overlay	25	22	3	40000	SF		\$3.84	\$153,504				\$153,504																				\$153,504
G2031	1093083	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	29	1	8000	SF		\$10.53	\$84,240		\$84,240																						\$84,240
G2041	1093077	Fences & Gates, Chain Link, 6' High, Replace	30	19	11	1500	LF		\$43.92	\$65,879																								\$65,879
G2044	1093079	Signage, Property, Monument/Pylon, Replace/Install	20	3	17	1	EA		\$10,064.34	\$10,064																								\$10,064
G2045	1093087	Site Furnishings, Bike Rack, Replace	25	19	6	3	EA		\$1,275.30	\$3,826							\$3,826																	\$3,826
G2045	1093085	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	20	9	11	15	EA		\$1,628.06	\$24,421																								\$24,421
G2045	1093092	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	9	11	15	EA		\$569.83	\$8,547																								\$8,547
G2047	1093080	Play Structure, Medium, Replace	20	19	1	1	EA		\$46,806.58	\$46,807		\$46,807																						\$46,807
G2047	1093084	Sports Apparatus, Basketball Backstop, Replace	10	6	4	5	EA		\$11,039.70	\$55,198					\$55,198																			\$55,198
G2047	1093089	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	16	4	1000	SF		\$0.95	\$948					\$948																			\$948
G2047	1093082	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	4	16	2500	SF		\$0.95	\$2,369																								\$2,369
G2047	1093075	Play Structure, Medium, Replace	20	3	17	5	EA		\$46,806.58	\$234,033																								\$234,033
G2055	1103726	Landscaping, Mature Tree, Remove	20	20	0	6	EA		\$1,450.45	\$8,703	\$8,703																							\$8,703
G2057	1093086	Irrigation System, , Replace/Install	25	24	1	50000	SF		\$3.70	\$184,860		\$184,860																						\$184,860
Z106X	1093090	ADA, Parking, Access Aisle Striping, Install	0	0	0	200	LF		\$15.21	\$3,042	\$3,042																							\$3,042
Z109X	1093078	ADA, Site, Walkways, Curb Cut Ramp, Install	0	0	0	1	EA		\$2,223.00	\$2,223	\$2,223																							\$2,223
<b>Totals, Unescalated</b>											\$13,968	\$315,907	\$0	\$153,504	\$56,146	\$0	\$3,826	\$0	\$0	\$0	\$0	\$98,847	\$0	\$900,578	\$55,198	\$0	\$2,369	\$244,097	\$0	\$0	\$23,685	\$1,868,126		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$13,968	\$325,384	\$0	\$167,738	\$63,193	\$0	\$4,568	\$0	\$0	\$0	\$0	\$136,828	\$0	\$1,322,529	\$83,493	\$0	\$3,802	\$403,456	\$0	\$0	\$42,778	\$2,567,736		

\* Markup/LocationFactor (1.17) has been included in unit costs.

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## **Appendix F: Equipment Inventory List**

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11	1089863	D5012	<b>Distribution Panel [Panel D]</b>	225 AMP	Birch Grove Intermediate / Building 3, Classrooms 14 - 21	Electrical room	Zinsco	No tag/plate found	An 9408505	1990		
12	1090339	D5012	<b>Distribution Panel [Pnl A]</b>	225 AMP	Birch Grove Intermediate / Building 1, Classrooms 1 - 7	Classrooms	Industrial Electric	NDP	291698			
13	1090330	D5012	<b>Distribution Panel [PP1]</b>	225 AMP	Birch Grove Intermediate / Building 1, Classrooms 1 - 7	Room three	Industrial Electric	PIU	991219	2002		
14	1090329	D5012	<b>Distribution Panel [RP1]</b>	225 AMP	Birch Grove Intermediate / Building 1, Classrooms 1 - 7	Room three	Industrial Electric	PIU	996077	2002		
15	1086104	D5012	<b>Distribution Panel [RP1]</b>	225 AMP	Birch Grove Intermediate / Building 2, Office & Classrooms 8 - 13	Electrical room	Industrial Electric	CDP	042223-0019	2002		
16	1086110	D5012	<b>Distribution Panel [RP2]</b>	225 AMP	Birch Grove Intermediate / Building 2, Office & Classrooms 8 - 13	Electrical room	Industrial Electric	PIU	04223x0022	2002		
17	1093003	D5012	<b>Distribution Panel [RP4]</b>	225 AMP	Birch Grove Intermediate / Building 4, Multipurpose	Utility closet	Industrial Electric	PIU	042223-0028	2002		
18	1086133	D5012	<b>Switchboard</b>	600 AMP	Birch Grove Intermediate / Building 2, Office & Classrooms 8 - 13	Electrical room	Industrial Electric MFG	CDP	291156			
19	1092982	D5012	<b>Switchboard [Panel M]</b>	800 AMP	Birch Grove Intermediate / Building 4, Multipurpose	Electrical room	Industrial Electric	CDP	211843-0003	2002		
20	1092973	D5022	<b>Flood Light</b>		Birch Grove Intermediate / Building 4, Multipurpose	Building exterior						3
21	1086129	D5022	<b>Flood Light</b>		Birch Grove Intermediate / Building 2, Office & Classrooms 8 - 13	Building exterior						4
22	1090348	D5022	<b>Flood Light</b>		Birch Grove Intermediate / Building 1, Classrooms 1 - 7	Building exterior				2018		3
23	1089852	D5022	<b>Flood Light</b>		Birch Grove Intermediate / Building 3, Classrooms 14 - 21	Throughout building				2005		4
24	1086136	D5022	<b>Flood Light</b>		Birch Grove Intermediate / Building 2, Office & Classrooms 8 - 13	Building exterior						3
25	1093067	D5022	<b>Flood Light</b>		Birch Grove Intermediate / Building 5, Classrooms 3A & 3B	Building exterior				2004		3
26	1093022	D5022	<b>Light Dimming Panel [M-25]</b>		Birch Grove Intermediate / Building 4, Multipurpose	Utility closet				2010		
27	1086115	D5037	<b>Fire Alarm Control Panel</b>		Birch Grove Intermediate / Building 2, Office & Classrooms 8 - 13	Office				2012		
28	1090328	D5037	<b>Fire Alarm Control Panel</b>		Birch Grove Intermediate / Building 1, Classrooms 1 - 7	Room three				2009		
29	1092990	D5092	<b>Exit Lighting Fixture</b>		Birch Grove Intermediate / Building 4, Multipurpose	Throughout building				2011		12

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1093026	E1093	<b>Commercial Convection Oven, Single</b>		Birch Grove Intermediate / Building 4, Multipurpose	Kitchen				2013		
2	1092999	E1093	<b>Commercial Convection Oven, Single</b>		Birch Grove Intermediate / Building 4, Multipurpose	Kitchen				2013		
3	1093034	E1093	<b>Commercial Dishwasher</b>		Birch Grove Intermediate / Building 4, Multipurpose	Kitchen						
4	1092988	E1093	<b>Commercial Exhaust Hood</b>		Birch Grove Intermediate / Building 4, Multipurpose	Kitchen				2010		
5	1093014	E1093	<b>Commercial Food Warmer</b>		Birch Grove Intermediate / Building 4, Multipurpose	Kitchen				2006		
6	1092987	E1093	<b>Commercial Food Warmer</b>		Birch Grove Intermediate / Building 4, Multipurpose	Kitchen				2008		
7	1092983	E1093	<b>Commercial Freezer, 1-Door Reach-In</b>		Birch Grove Intermediate / Building 4, Multipurpose	Kitchen				2010		
8	1093012	E1093	<b>Commercial Refrigerator, 1-Door Reach-In</b>		Birch Grove Intermediate / Building 4, Multipurpose	Kitchen				2010		
9	1093002	E1093	<b>Commercial Refrigerator, 2-Door Reach-In</b>		Birch Grove Intermediate / Building 4, Multipurpose	Kitchen				2014		

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1089871	G4021	<b>Pole Light</b>	80 - 100 WATT	Birch Grove Intermediate / Building 3, Classrooms 14 - 21	Building exterior						2

# FACILITY CONDITION ASSESSMENT

prepared for  
AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



FACILITY CONDITION ASSESSMENT  
OF  
BIRCH GROVE PRIMARY ELEMENTARY SCHOOL  
6071 SMITH AVENUE  
NEWARK, CALIFORNIA 94560

## PREPARED BY:

EMG  
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## EMG PROJECT #:

130098.18R000-010.354

## DATE OF REPORT:

August 14, 2019

## ON SITE DATE:

November 20, 2018



engineering | environmental | capital planning | project management

A Bureau Veritas Group Company





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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
<b>Property Type</b>	School campus
<b>Main Address</b>	6071 Smith Avenue, Newark, California 94560
<b>Site Developed</b>	1966 Electrical Renovation 1999
<b>Number of Buildings</b>	6 buildings and portable structures
<b>Date(s) of Visit</b>	November 20, 2018
<b>Management Point of Contact</b>	Mr. Andrew Seymour 408.300.5160 phone <a href="mailto:aseymour@aedisarchitects.com">aseymour@aedisarchitects.com</a> email
<b>On-site Point of Contact (POC)</b>	same as above
<b>Assessment and Report Prepared By</b>	Kay van der Have
<b>Reviewed By</b>	Matt Anderson Program Manager <a href="mailto:manderson@emgcorp.com">manderson@emgcorp.com</a> 800.733.0660 x7613

Building Summary			
Building	Use	Constructed	Area(SF)
1	Admin / Classrooms	1966	3,600
2	Classrooms	1966	9,700
3	Classrooms	1966	8,100
4	Classrooms	1966	2,900
5	Multi-Purpose	1991	8,700
6	Classrooms / Restrooms	2002	5,100
<b>Portables</b>	Classrooms	various	6,700
<b>Total</b>			45,700

## Other Tenant Spaces

All of the property is occupied by the Newark School District programs. There are no tenants leasing buildings or rooms at the school.

## Key Spaces Not Observed

Building Number	Area	Access Issue
None		

## Campus Findings & Deficiencies

### Historical Summary

When built, in 1966, this school was known as the Bunker Elementary School. The Multi-Purpose Room was added in 1991. The Portable classrooms and restroom was added in 2002. Portable classrooms were installed and removed throughout the years. The name was changed to Birch Grove Primary Elementary School in 2016 and the grade levels being served changed from the complete elementary school to kindergarten, 1<sup>st</sup> and 2<sup>nd</sup>.

### Architectural

The classroom building exterior walls are plywood with wooden batts. The materials show no deterioration, replacement is not anticipated, though regular painting is. The exteriors have recently been painted and look fresh.

In 2014 TPO roofing was installed on the flat roofs. The metal mansard roofs were not replaced. Roofs over the walkways are metal and they have not been replaced, replacement is anticipated. Replacement of the single glazed window assemblies with double glazed windows is recommended and budgeted. Interior finishes have been periodically replaced as-needed over the years.

The ability of the buildings to resist seismic actions is unknown, a further study is recommended.

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

The HVAC equipment is generally six years old, it reportedly works well. Adequate power is provided by the electric system, many panels are relatively new, though approximately 25% are antiquated and these are budgeted to be replaced in the short term. The buildings do not have a fire sprinkler system. It is likely that the original water piping is galvanized iron, at some locations pipe deterioration consistent with galvanic action was noted. An estimated cost for replacing the galvanized piping with copper is recommended.

### Site

The school buildings, asphalt playgrounds and parking areas occupy approximately half of the nine-acre site. The asphalt drive and parking areas are heavily worn, milling and overlay is recommended in the short term. The play areas appear to be recently renovated. Concrete walkways and areas between the buildings are showing deterioration associated with age. Replacement of the concrete is recommended.

The City and County of San Francisco has an easement that runs diagonally from north to south across the eastern part of the property. This is for the water pipes that supply water to San Francisco and prohibits any building in that area.

### Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

The ability of the existing buildings to resist lateral (seismic) forces is unknown. Based on the original construction date, seismic bracing may be needed if bracing was not accomplished as part of the 1991 renovations. To determine if bracing is needed a professional engineer should be retained to analyze the existing conditions, provide recommendations and, if necessary, estimate the scope and cost of any required upgrades. The cost of this study is not included in the cost tables. Due to the ambiguity of any upgrade scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

## 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 other 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
Birch Grove Primary	\$503	35,660	\$17,936,980	2.0%	4.0%	9.0%	19.0%
Birch Grove Primary / Portables	\$284	6,700	\$1,902,800	3.0%	4.0%	7.0%	20.0%
Birch Grove Primary / Unit 1	\$503	3,600	\$1,810,800	2.0%	3.0%	8.0%	12.0%
Birch Grove Primary / Unit 2	\$503	9,700	\$4,879,100	1.0%	5.0%	9.0%	10.0%
Birch Grove Primary / Unit 3	\$503	8,100	\$4,074,300	1.0%	4.0%	9.0%	11.0%
Birch Grove Primary / Unit 4	\$503	2,900	\$1,458,700	1.0%	4.0%	11.0%	19.0%
Birch Grove Primary / Unit 5, Multipurpose	\$364	8,700	\$3,166,800	2.0%	2.0%	7.0%	25.0%
Birch Grove Primary / Unit 6, Modulars	\$284	5,100	\$1,448,400	3.0%	3.0%	6.0%	17.0%

## Immediate Needs

Include/Exclude

### Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Sections/Small Areas (Uniformat Code: G2031)

Site Birch Grove Primary Site

Recommendation: **Replace** in 2019.

Chipped and uneven concrete

AssetCALC ID: 1119042

Priority Score **95.0**

Plan Type: **Safety**

Cost Estimate: \$ 6,700

\$\$\$\$

Include/Exclude



### Interior Floor Finish in Poor condition.

Vinyl Tile (VCT) (Uniformat Code: C3024)

Unit 5, Multipurpose Birch Grove Primary Throughout building

Recommendation: **Replace** in 2019.

Areas of the flooring are chipped and broken. They need to be replaced

AssetCALC ID: 1116810

Priority Score **93.0**

Plan Type: **Safety**

Cost Estimate: \$ 600

\$\$\$\$

Include/Exclude



### Exterior Wall in Poor condition.

Textured Plywood (T1-11) (Uniformat Code: B2011)

Portables Birch Grove Primary Building Exterior

Recommendation: **Replace** in 2020.

Dry rot was noted in several locations. At those locations replacement is recommended

AssetCALC ID: 1118968

Priority Score **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$ 13,600

\$\$\$\$

Include/Exclude



### Water Heater in Poor condition.

5 - 15 GAL (Uniformat Code: D2023)

Unit 3 Birch Grove Primary Utility closet

Recommendation: **Replace** in 2019.

The rusting water heater needs replacement

AssetCALC ID: 1104051

Priority Score **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$ 1,200

\$\$\$\$

Include/Exclude



### Sink/Lavatory in Poor condition.

Porcelain Enamel, Cast Iron (Uniformat Code: D2014)

Unit 1 Birch Grove Primary Office

Recommendation: **Replace** in 2020.

The porcelain enamel is cracked and broken, replacement is recommended

AssetCALC ID: 1103986

Priority Score **85.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$ 1,400

\$\$\$\$

Include/Exclude



### Interior Floor Finish in Poor condition.

Vinyl Tile (VCT) (Uniformat Code: C3024)

Unit 1 Birch Grove Primary Throughout building

Recommendation: **Replace** in 2019.

Some of the vinyl has holes and gouges in it which needs to be replaced

AssetCALC ID: 1103988

Priority Score **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$ 2,800

\$\$\$\$

<input checked="" type="checkbox"/> Include/Exclude 	<p><b>Interior Floor Finish in Poor condition.</b>                  Ceramic Tile (Uniformat Code: C3024)                  Unit 2 Birch Grove Primary Restrooms                  Recommendation: <b>Replace</b> in 2020.                  The floor appears original, is worn and has areas of missing tile                  AssetCALC ID: 1104031</p>	<p>Priority Score <b>84.0</b>                    Plan Type:                  Performance/Integrity                  Cost Estimate: \$ 5,500                  \$\$\$\$</p>
<input checked="" type="checkbox"/> Include/Exclude 	<p><b>Window trim in Poor condition.</b>                  Wood (Uniformat Code: H0001)                  Unit 6, Modulars Birch Grove Primary Restrooms                  Recommendation: <b>Replace</b> in 2019.                  The composite material is failing due to exposure to moisture.                  AssetCALC ID: 1116977</p>	<p>Priority Score <b>82.0</b>                    Plan Type:                  Performance/Integrity                  Cost Estimate: \$ 2,100                  \$\$\$\$</p>

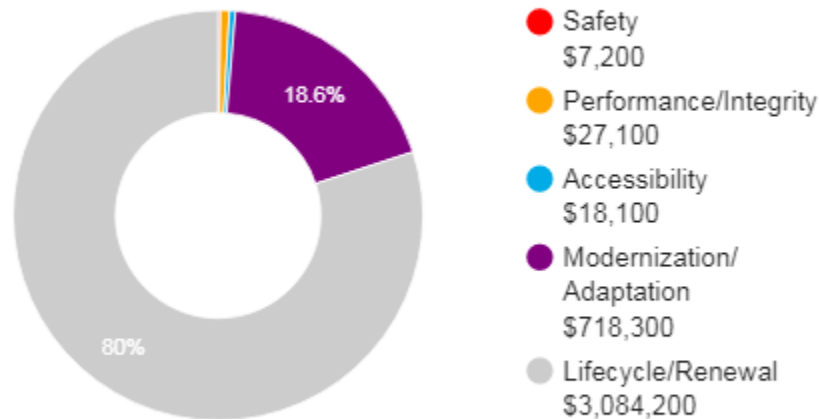
## Plan Types

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>	<ul style="list-style-type: none"> <li>■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.</li> </ul>
<b>Performance/Integrity</b>	<ul style="list-style-type: none"> <li>■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.</li> </ul>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>■ Improvements to air or water quality, including removal of hazardous materials from the building or site.</li> </ul>
<b>Retrofit/Adaptation</b>	<ul style="list-style-type: none"> <li>■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.</li> </ul>
<b>Lifecycle/Renewal</b>	<ul style="list-style-type: none"> <li>■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.</li> </ul>

## Plan Type Distribution (By Cost)



Ten year total: \$3,854,900

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$2,100	\$86,200	\$78,300	\$19,300	\$420,400	\$606,200
Roofing	-	\$12,800	\$5,900	\$238,000	\$945,800	\$1,202,500
Interiors	\$3,400	\$163,000	\$102,600	\$253,700	\$736,700	\$1,259,400
Elevators	-	-	\$21,900	-	-	\$21,900
Plumbing	\$1,200	\$193,500	\$4,900	\$18,700	\$145,300	\$363,600
Fire Suppression	\$327,700	\$182,600	-	\$12,300	-	\$522,700
HVAC	-	\$348,000	\$30,400	\$215,500	\$596,700	\$1,190,500
Electrical	-	\$113,000	\$311,500	\$428,800	\$739,400	\$1,592,600
Fire Alarm & Comm	-	\$58,200	\$107,500	\$62,200	\$42,900	\$270,800
Equipment/Special	-	\$11,000	\$26,700	\$22,600	\$50,700	\$111,000
Site Development	-	\$100,600	-	\$87,500	\$432,600	\$620,800
Pavement	\$6,700	\$14,400	-	\$156,400	\$41,700	\$219,200
Landscaping	-	\$7,800	-	-	-	\$7,800
Site Lighting	-	-	-	-	\$33,000	\$33,000
Accessibility	\$9,700	-	-	-	-	\$9,700
TOTALS	\$350,800	\$1,291,100	\$689,700	\$1,515,000	\$4,185,200	\$8,031,700

## 2. Unit 1



### Unit 1: Systems Summary

<b>Constructed/ Renovated</b>	1966/1991/2002	
<b>Building Size</b>	3,600 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper and galvanized iron supply and cast-iron waste and venting Electric water heater	Fair
<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair



## Unit 1: Systems Summary

<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, CFL, Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Galvanized or leaking water supply piping, Outdated fire alarm system Some of the vinyl has holes and gouges in it which need to be replaced	

## Unit 1: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$13,600	-	\$68,700	\$82,300
Roofing	-	-	\$2,500	-	\$223,400	\$225,900
Interiors	\$2,800	\$4,800	\$3,600	\$21,800	\$82,000	\$115,000
Plumbing	-	\$28,300	-	\$2,700	\$8,900	\$39,900
Fire Suppression	\$26,300	\$27,100	-	-	-	\$53,400
HVAC	-	\$36,800	-	-	\$57,400	\$94,200
Electrical	-	-	-	-	\$1,800	\$1,800
Fire Alarm & Comm	-	\$14,400	-	\$31,200	-	\$45,600
<b>TOTALS</b>	<b>\$29,100</b>	<b>\$111,400</b>	<b>\$19,700</b>	<b>\$55,700</b>	<b>\$442,200</b>	<b>\$658,100</b>

### 3. Unit 2



#### Unit 2: Systems Summary

<b>Constructed/ Renovated</b>	1966/1991/2002	
<b>Building Size</b>	9,720 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and vinyl Floors: VCT, ceramic tile Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper and galvanized iron supply and cast-iron waste and venting No water heaters	Fair
<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair

## Unit 2: Systems Summary

<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, CFL, Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Galvanized or leaking water supply piping, Outdated fire alarm system	

## Unit 2: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,900	-	-	\$66,400	\$87,300
Roofing	-	\$5,300	-	-	\$343,400	\$348,700
Interiors	-	\$64,400	-	\$33,500	\$172,700	\$270,600
Plumbing	-	\$68,400	-	\$5,400	\$18,600	\$92,500
Fire Suppression	\$71,100	\$73,100	-	-	-	\$144,100
HVAC	-	\$118,200	-	-	\$187,700	\$305,900
Electrical	-	\$12,100	-	\$3,600	\$248,500	\$264,300
Fire Alarm & Comm	-	-	-	\$7,200	-	\$7,200
<b>TOTALS</b>	<b>\$71,100</b>	<b>\$362,400</b>	<b>-</b>	<b>\$49,700</b>	<b>\$1,037,300</b>	<b>\$1,520,600</b>

## 4. Unit 3



### Unit 3: Systems Summary

<b>Constructed/ Renovated</b>	1966/1991	
<b>Building Size</b>	8,100 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and vinyl Floors: Epoxy, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper and galvanized iron supply and cast-iron waste and venting Electric water heater	Fair
<b>HVAC</b>	Individual package units	Fair

### Unit 3: Systems Summary

<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, CFL, Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Galvanized or leaking water supply piping, Outdated fire alarm system Old rusted water heater	

### Unit 3: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$20,200	-	\$62,900	\$83,100
Roofing	-	\$4,300	-	-	\$60,300	\$64,500
Interiors	-	\$9,500	\$2,800	\$79,000	\$100,700	\$192,000
Plumbing	\$1,200	\$57,000	-	\$2,900	\$35,900	\$97,000
Fire Suppression	\$59,200	\$61,000	-	\$4,200	-	\$124,500
HVAC	-	\$119,200	-	-	\$185,600	\$304,800
Electrical	-	-	\$1,100	\$10,100	\$227,100	\$238,300
Fire Alarm & Comm	-	\$32,400	-	\$12,400	-	\$44,800
<b>TOTALS</b>	<b>\$60,400</b>	<b>\$283,400</b>	<b>\$24,100</b>	<b>\$108,600</b>	<b>\$672,500</b>	<b>\$1,149,000</b>

## 5. Unit 4



### Unit 4: Systems Summary

<b>Constructed/ Renovated</b>	1966/1991/2002	
<b>Building Size</b>	2,900 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and vinyl Floors: VCT, Epoxy Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper and galvanized iron supply and cast-iron waste and venting No water heaters	Fair
<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair

### Unit 4: Systems Summary

<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, CFL, Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Galvanized or leaking water supply piping, Outdated fire alarm system	

### Unit 4: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$11,400	-	-	\$41,700	\$53,100
Roofing	-	\$3,200	-	-	\$157,100	\$160,400
Interiors	-	\$24,400	\$700	\$22,100	\$28,800	\$76,100
Plumbing	-	\$26,100	-	\$5,400	-	\$31,500
Fire Suppression	\$21,200	\$21,500	-	\$1,100	-	\$43,700
HVAC	-	\$36,300	-	-	\$56,600	\$92,900
Electrical	-	-	\$3,500	\$75,000	\$8,200	\$86,800
Fire Alarm & Comm	-	\$11,400	-	-	-	\$11,400
<b>TOTALS</b>	<b>\$21,200</b>	<b>\$134,300</b>	<b>\$4,200</b>	<b>\$103,600</b>	<b>\$292,400</b>	<b>\$555,900</b>

## 6. Unit 5, Multipurpose Room



### Unit 5, Multipurpose Room: Systems Summary

<b>Constructed/ Renovated</b>	1991	
<b>Building Size</b>	8,700 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board and vinyl Floors: VCT, quarry tile Ceilings: ACT	Fair
<b>Elevators</b>	Wheelchair lift	Fair
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas water heater	Good
<b>HVAC</b>	Individual package units	Fair



### Unit 5, Multipurpose Room: Systems Summary

<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-5, LED, CFL, Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Outdated fire alarm system Areas of the flooring are chipped and broken. They need to be replaced	

### Unit 5 – Multi-Purpose Room: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$39,900	-	\$12,300	\$55,900	\$108,100
Roofing	-	-	-	\$238,000	\$77,300	\$315,300
Interiors	\$600	\$3,800	\$56,200	\$31,400	\$169,100	\$261,100
Elevators	-	-	\$21,900	-	-	\$21,900
Plumbing	-	\$13,700	\$4,900	\$2,300	\$38,200	\$59,100
Fire Suppression	\$63,600	-	-	\$2,500	-	\$66,100
HVAC	-	-	-	\$215,500	\$3,600	\$219,100
Electrical	-	\$69,200	-	\$216,300	\$66,700	\$352,100
Fire Alarm & Comm	-	-	\$35,900	\$7,000	-	\$42,900
Equipment/Special	-	\$11,000	\$26,700	\$22,600	\$50,700	\$111,000
Site Development	-	-	-	\$54,300	\$73,000	\$127,300
<b>TOTALS</b>	<b>\$64,200</b>	<b>\$137,600</b>	<b>\$145,600</b>	<b>\$802,200</b>	<b>\$534,500</b>	<b>\$1,684,000</b>

## 7. Unit 6, Portables



### Unit 6, Portables: Systems Summary

<b>Constructed/ Renovated</b>	2002	
<b>Building Size</b>	5,100 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>General</b>	There are two Portable buildings at Birch Grove Primary Elementary School. One is a classroom building and the second is a restroom building.	
<b>Structure</b>	Conventional lightweight metal frame structure on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and vinyl Floors: Epoxy, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Hot water supplied by the water heater in Unit 5	Good
<b>HVAC</b>	Individual PTAC units, no heat or cooling in the restroom building	Fair

### Unit 6, Portables: Systems Summary

<b>Fire Suppression</b>	hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5, LED Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	The window trim in the restroom building is deteriorating due to water damage and needs to be replaced Outdated fire alarm system	

### Unit 6 - Portables: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$2,100	-	\$13,200	\$7,000	\$55,300	\$77,600
Roofing	-	-	\$3,400	-	\$4,600	\$8,000
Interiors	-	\$35,000	-	\$50,200	\$44,600	\$129,900
Plumbing	-	-	-	-	\$36,000	\$36,000
Fire Suppression	\$37,300	-	-	\$2,000	-	\$39,300
HVAC	-	-	\$30,400	-	\$47,400	\$77,800
Electrical	-	\$12,700	-	-	\$154,700	\$167,400
Fire Alarm & Comm	-	-	\$47,900	-	\$42,900	\$90,800
<b>TOTALS</b>	<b>\$39,400</b>	<b>\$47,700</b>	<b>\$94,900</b>	<b>\$59,200</b>	<b>\$385,500</b>	<b>\$626,800</b>

## 8. Portables



### Portables: Systems Summary

<b>Constructed/ Renovated</b>	Varies	
<b>Building Size</b>	6,700 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Light weight metal framing	Fair
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No water heaters	Fair
<b>HVAC</b>	Individual heat pump units	Fair

### Portables: Systems Summary

<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, CFL, Emergency: Diesel / Natural gas generator and UPS	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Warped and loose siding, Outdated fire alarm system	

### Portables: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$14,000	\$31,100	-	\$69,500	\$114,700
Roofing	-	-	-	-	\$79,800	\$79,800
Interiors	-	\$21,100	\$39,400	\$15,700	\$138,700	\$214,900
Plumbing	-	-	-	-	\$7,600	\$7,600
Fire Suppression	\$49,000	-	-	\$2,600	-	\$51,600
HVAC	-	\$37,500	-	-	\$58,400	\$95,800
Electrical	-	\$7,600	-	\$123,800	\$32,400	\$163,800
Fire Alarm & Comm	-	-	\$23,800	\$4,400	-	\$28,200
<b>TOTALS</b>	<b>\$49,000</b>	<b>\$80,200</b>	<b>\$94,300</b>	<b>\$146,500</b>	<b>\$386,400</b>	<b>\$756,400</b>

## 9. Site Summary



Site Information		
<b>Lot Size</b>	8.98 acres (estimated)	
<b>Parking Spaces</b>	62 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain link fencing, Playgrounds with fencing Limited park benches, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation is present There are no retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer	Fair
<b>Site Lighting</b>	Building-mounted: HPS and incandescent light fixtures Pole Mounted: HID	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C	
<b>Key Issues and Findings</b>	Severe alligator cracking and potholes in the paved areas Significant sidewalk trip hazards	

### Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Electrical	-	\$11,300	\$306,900	-	-	\$318,200
Site Development	-	\$100,600	-	\$33,200	\$359,600	\$493,500
Pavement	\$6,700	\$14,400	-	\$156,400	\$41,700	\$219,200
Landscaping	-	\$7,800	-	-	-	\$7,800
Site Lighting	-	-	-	-	\$33,000	\$33,000
<b>TOTALS</b>	<b>\$6,700</b>	<b>\$134,100</b>	<b>\$306,900</b>	<b>\$189,600</b>	<b>\$434,300</b>	<b>\$1,071,700</b>

## 10. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 1966. The facility was not subsequently renovated. It is unknown if complaints about accessibility issues have received by the property management. It is unknown if the property has associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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



## 11. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<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.

## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## Scope

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

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

## 12. Opinions of Probable Costs

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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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 13. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Birch Grove Primary Elementary School, 6071 Smith Avenue, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** Kay van der Have,  
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**Reviewed by:**



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## 14. Appendices

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Appendix A: Photographic Record

Appendix B: Site Plans

Appendix C: Accessibility Review

Appendix D: Pre-Survey Questionnaire

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

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## Appendix A: Photographic Record

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



#2	WALKWAY ELEVATION
----	-------------------



#3	COURTYARDS BETWEEN BUILDINGS
----	------------------------------



#4	WALKWAY CEILING
----	-----------------



#5	FRONT OF MULTIPURPOSE BUILDING
----	--------------------------------



#6	PORTABLE ELEVATION
----	--------------------





#7	REAR ELEVATION OF MODULARS
----	----------------------------



#8	RESTROOM MODULAR
----	------------------



#9	PARKING LOT DAMAGE
----	--------------------



#10	ACCESSIBLE CURB CUT
-----	---------------------



#11	PARKING LOT STRIPING
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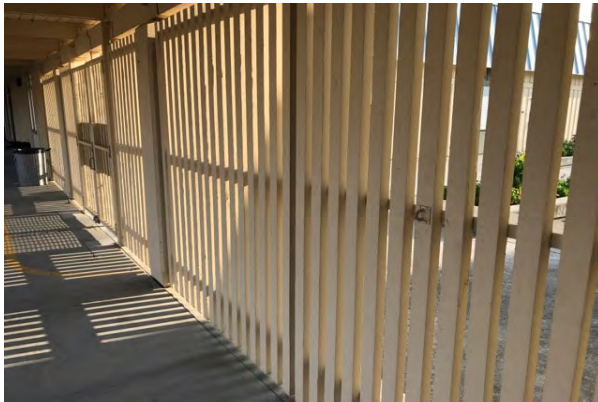
#12	PLAY STRUCTURE
-----	----------------



#13	ASPHALT PLAY SURFACE
-----	----------------------



#14	CHAIN LINK FENCE
-----	------------------



#15	WOOD FENCING
-----	--------------



#16	SCHOOL SIGNAGE
-----	----------------



#17	SITE LIGHTING
-----	---------------



#18	SIAMESE CONNECTOR FOR FIRE SERVICE
-----	------------------------------------



#19	GAS REGULATOR
-----	---------------



#20	STUCCO WALLS AT MULTIPURPOSE BUILDING
-----	---------------------------------------



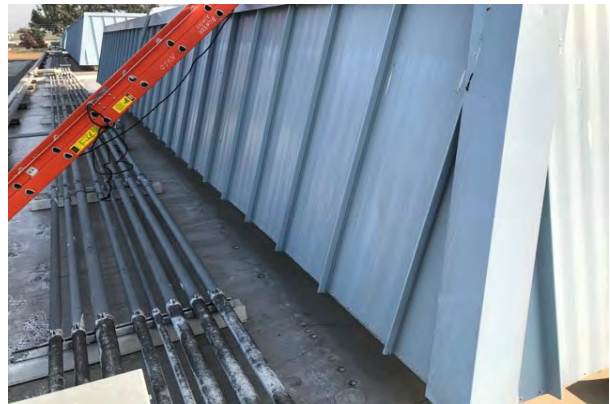
#21	TPO ROOFING
-----	-------------



#22	SKYLIGHTS
-----	-----------



#23	METAL ROOFING AT MODULARS
-----	---------------------------



#24	MANSARD ROOFING
-----	-----------------



#25	METAL WALKWAY ROOFING
-----	-----------------------



#26	ALUMINUM WINDOW AT PORTABLE
-----	-----------------------------



#27	ROTTING TRIM AND CAULKING CRACKS AT PORTABLE BUILDING DOOR
-----	--



#28	TYPICAL ALUMINUM WINDOWS
-----	--------------------------



#29	WINDOWS AT MODULARS
-----	---------------------



#30	EXTERIOR DOOR AT RESTROOM MODULAR
-----	-----------------------------------



#31	FIBERGLASS DOORS
-----	------------------



#32	MULTI PURPOSE BUILDING HVAC
-----	-----------------------------



#33	CLASSROOM BUILDING HVAC
-----	-------------------------



#34	MODULAR HVAC
-----	--------------



#35	EXHAUST FAN
-----	-------------



#36	PORTABLE HVAC
-----	---------------



#37 DAMAGED CLASSROOM WATER HEATER



#38 MULTI PURPOSE ROOM WATER HEATER



#39 URINAL, VITREOUS CHINA



#40 URINAL, VITREOUS CHINA



#41 TOILET, TANKLESS (WATER CLOSET)



#42 SINK/LAVATORY



#43	SWITCH GEAR
-----	-------------



#44	SECONDARY TRANSFORMER
-----	-----------------------



#45	ELECTRICAL DISTRIBUTION
-----	-------------------------



#46	CLASSROOM ELECTRICAL DISTRIBUTION
-----	-----------------------------------



#47	PUBLIC ADDRESS SYSTEM
-----	-----------------------



#48	CLASSROOM
-----	-----------



#49 CLASSROOM



#50 MULTI PURPOSE BUILDING



#51 OFFICE



#52 CLASS ROOM



#53 UNDER USED SPACE



#54 UNDER USED SPACE

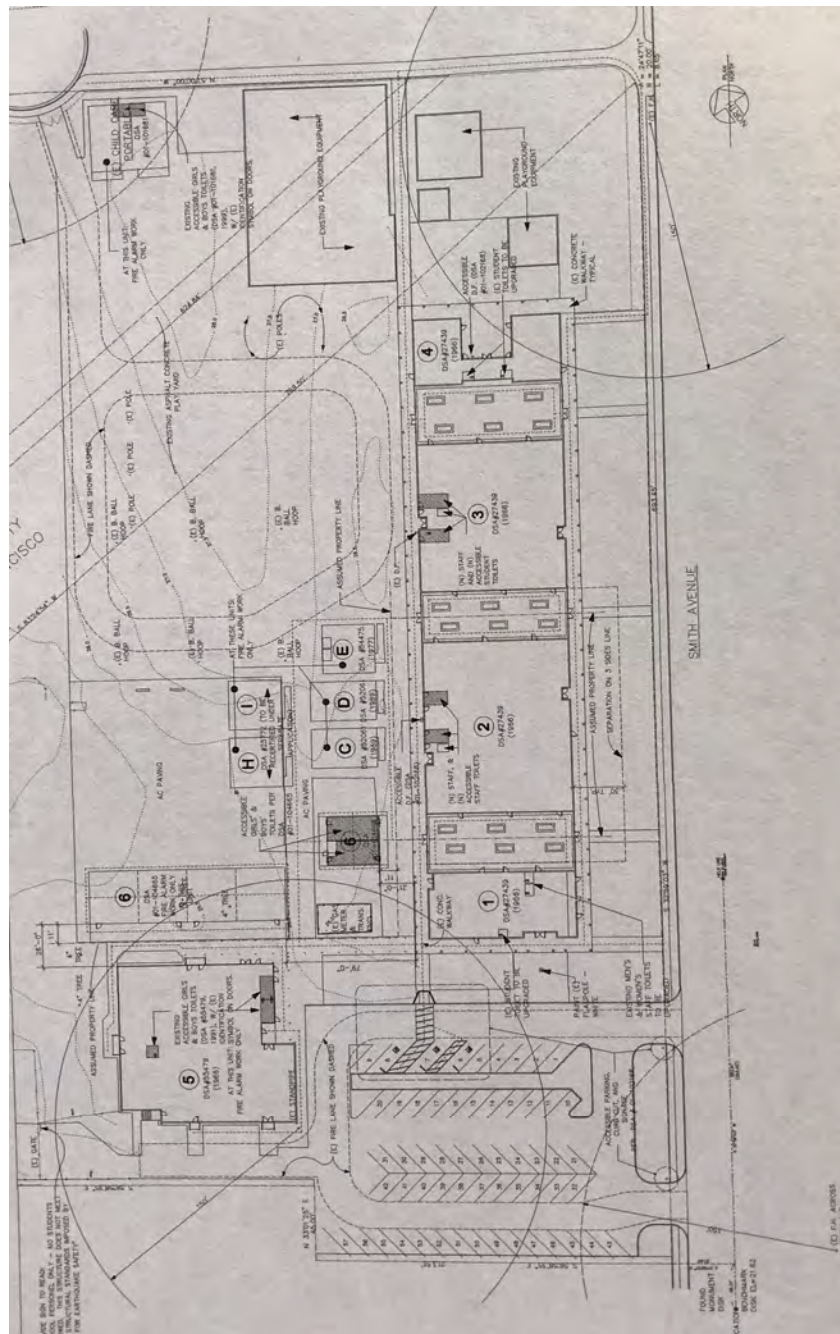


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## Appendix B: Site Plans

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### Site Plan



SOURCE:

Client Supplied Material

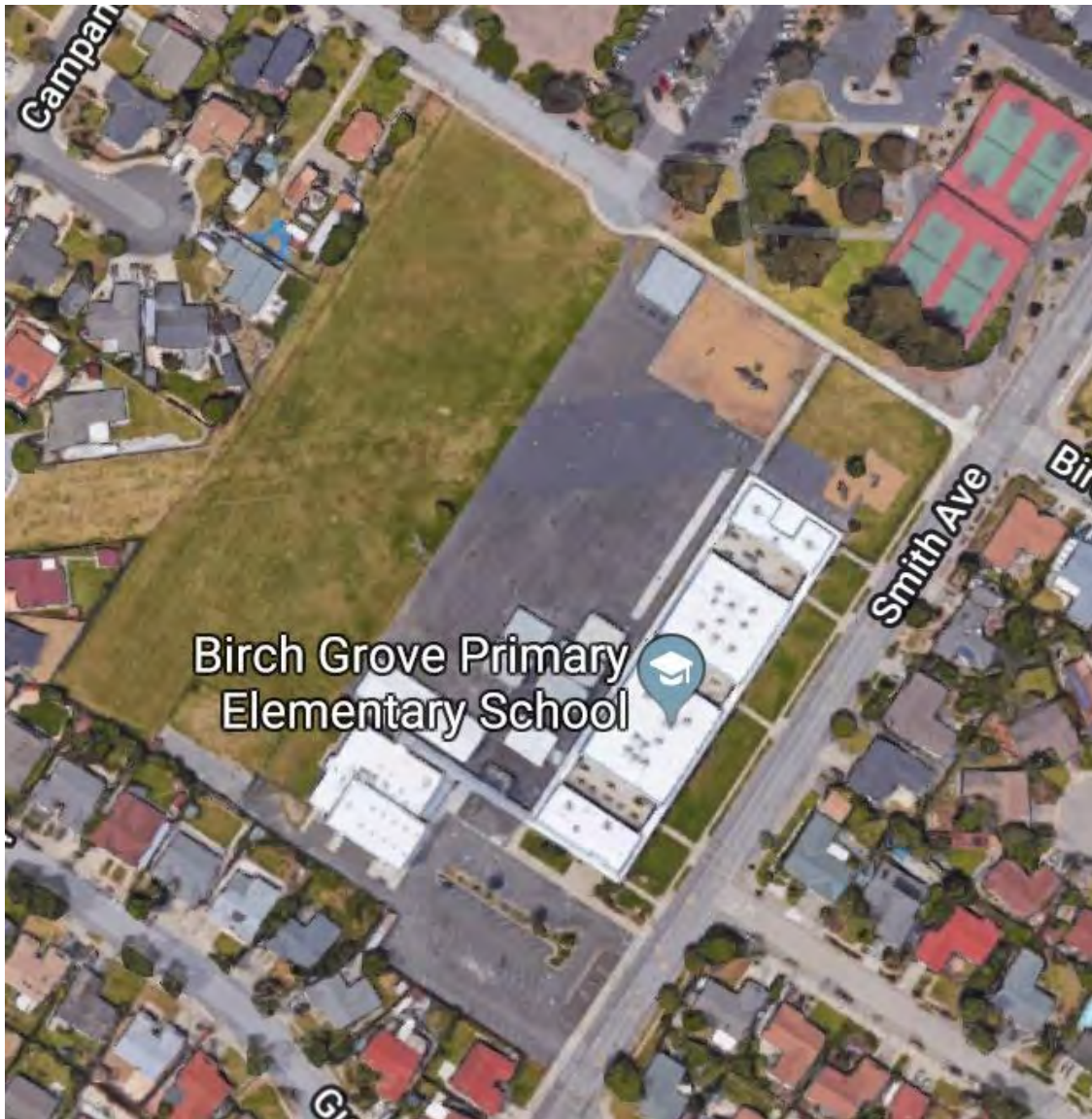


ON-SITE DATE:

November 20, 2018



### Aerial Site Plan



SOURCE:

Google Maps: Imagery ©2018 Google, Map data ©2018Google



ON-SITE DATE:

November 20, 2018

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## **Appendix C: Accessibility Review**

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**Unit 1: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Unit 2: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Unit 3: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Unit 4: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Unit 5: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Unit 5: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Wheelchair Lift</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Unit 6: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Portables: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Site Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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## **Appendix D: Pre-Survey Questionnaire**

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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## **Appendix E: Replacement Reserves**

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Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2032	Classroom Building	Exterior Door, Steel w/ Safety Glass, Replace	25	11	14	4	EA	\$1,582.68	\$6,331															\$6,331							\$6,331
B3016	Roof, both buildings	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	300	LF	\$9.79	\$2,938					\$2,938											\$2,938						\$2,938
C1031	Restrooms	Toilet Partitions, Wood, Replace	20	5	15	11	EA	\$544.08	\$5,985																\$5,985						\$5,985
C3012	Restrooms	Interior Wall Finish, Laminated Paneling, Replace	20	17	3	1600	SF	\$17.91	\$28,660				\$28,660																		\$28,660
C3012	Throughout classroom building	Interior Wall Finish, Vinyl, Replace	15	9	6	4000	SF	\$2.66	\$10,624						\$10,624																\$10,624
C3021	Restrooms	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	2	8	930	SF	\$10.23	\$9,510								\$9,510										\$9,510				\$9,510
C3024	Throughout classroom building	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	3800	SF	\$5.62	\$21,341						\$21,341																\$21,341
C3032	Restrooms	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	930	SF	\$3.64	\$3,384				\$3,384																		\$3,384
C3032	Throughout classroom building	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	9	11	3800	SF	\$3.64	\$13,827											\$13,827											\$13,827
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	9	11	11	EA	\$986.27	\$10,849											\$10,849											\$10,849
D2012	Restrooms	Urinal, Vitreous China, Replace	20	9	11	5	EA	\$1,396.32	\$6,982											\$6,982											\$6,982
D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	9	11	6	EA	\$1,365.72	\$8,194											\$8,194											\$8,194
D3052	Throughout classroom building	Heat Pump, 2.5 - 3 TON, Replace	15	11	4	4	EA	\$6,751.99	\$27,008				\$27,008															\$27,008			\$27,008
D4019	Throughout	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	50	0	5100	SF	\$7.31	\$37,294	\$37,294																					\$37,294
D4031	Throughout classroom building	Fire Extinguisher, , Replace	15	9	6	4	EA	\$417.15	\$1,669						\$1,669																\$1,669
D5012	Classroom 24	Distribution Panel, 400 AMP, Replace	30	17	13	1	EA	\$11,100.78	\$11,101											\$11,101											\$11,101
D5022	Building exterior	Flood Light, Exterior, 100 W, Replace	20	17	3	10	EA	\$1,164.70	\$11,647				\$11,647																		\$11,647
D5029	Throughout building	Lighting System, Interior, School, Upgrade	25	9	16	4800	SF	\$17.97	\$86,262																	\$86,262				\$86,262	
D5037	Restrooms	Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	\$23,748.18	\$23,748						\$23,748													\$23,748			\$23,748
D5037	Throughout building	Fire Alarm System, School, Upgrade/Install	20	15	5	4800	SF	\$3.66	\$17,578						\$17,578																\$17,578
<b>Totals, Unescalated</b>										\$39,353	\$0	\$0	\$43,691	\$38,763	\$44,264	\$33,633	\$0	\$15,068	\$0	\$0	\$39,852	\$0	\$30,130	\$18,086	\$8,923	\$86,262	\$0	\$9,510	\$27,008	\$23,748	\$458,292
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$39,353	\$0	\$0	\$47,743	\$43,629	\$51,314	\$40,160	\$0	\$19,088	\$0	\$0	\$55,165	\$0	\$44,246	\$27,357	\$13,901	\$138,425	\$0	\$16,190	\$47,359	\$42,892	\$626,821

\* Markup/LocationFactor (1.17) has been included in unit costs.



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## Appendix F: Equipment Inventory List

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D10 CONVEYING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1116809	D1013	Wheelchair Lift		Birch Grove Primary / Unit 5, Multipurpose	Stage				1998		
D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1104082	D2023	Domestic Circulator or Booster Pump	.75 HP	Birch Grove Primary / Unit 3	Utility closet				2012		2
2	1104051	D2023	Water Heater	5 - 15 GAL	Birch Grove Primary / Unit 3	Utility closet				2004		
3	1116801	D2023	Water Heater	60 - 120 GAL	Birch Grove Primary / Unit 5, Multipurpose	Utility closet				2007		
4	1116831	D2034	Grease Trap/Interceptor		Birch Grove Primary / Unit 5, Multipurpose	Kitchen				2014		
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1116825	D3031	Evaporative Cooler	401 - 800 CFM	Birch Grove Primary / Unit 5, Multipurpose	Roof						
2	1116792	D3032	Ductless Split System	1.5 - 2 TON	Birch Grove Primary / Unit 5, Multipurpose	Roof				2014		
3	1116796	D3042	Exhaust Fan [E1]	251 - 800 CFM	Birch Grove Primary / Unit 5, Multipurpose	Roof				2012		
4	1116822	D3042	Exhaust Fan [E2]	251 - 800 CFM	Birch Grove Primary / Unit 5, Multipurpose	Roof				2012		
5	1104023	D3042	Exhaust Fan [E2-1]	100 - 250 CFM	Birch Grove Primary / Unit 2	Roof						
6	1116774	D3042	Exhaust Fan [E3]	801 - 2000 CFM	Birch Grove Primary / Unit 5, Multipurpose	Roof						
7	1116788	D3042	Exhaust Fan [E4]	251 - 800 CFM	Birch Grove Primary / Unit 5, Multipurpose	Roof				2012		
8	1116793	D3042	Exhaust Fan [E5]	251 - 800 CFM	Birch Grove Primary / Unit 5, Multipurpose	Roof				2010		
9	1116787	D3042	Exhaust Fan [E6]	100 - 250 CFM	Birch Grove Primary / Unit 5, Multipurpose	Roof				2014		
10	1118966	D3052	Heat Pump	1.5 - 2 TON	Birch Grove Primary / Portables	Building exterior						6
11	1116979	D3052	Heat Pump	2.5 - 3 TON	Birch Grove Primary / Unit 6, Modulares	Throughout classroom building				2008		4
12	1105140	D3052	Packaged Unit (RTU)	1.5 TON	Birch Grove Primary / Unit 4	Roof				2007		
13	1116790	D3052	Packaged Unit (RTU)	16 - 20 TON	Birch Grove Primary / Unit 5, Multipurpose	Roof				2014		
14	1104064	D3052	Packaged Unit (RTU)	2.5 TON	Birch Grove Primary / Unit 3	Roof				2007		
15	1116826	D3052	Packaged Unit (RTU)	3 TON	Birch Grove Primary / Unit 5, Multipurpose	Roof				2014		
16	1103998	D3052	Packaged Unit (RTU)	3 TON	Birch Grove Primary / Unit 1	Roof				2006		
17	1116797	D3052	Packaged Unit (RTU)	3 TON	Birch Grove Primary / Unit 5, Multipurpose	Roof				2014		
18	1105133	D3052	Packaged Unit (RTU)	4 TON	Birch Grove Primary / Unit 4	Roof				2007		2
19	1104067	D3052	Packaged Unit (RTU)	4 TON	Birch Grove Primary / Unit 3	Roof				2007		8
20	1104014	D3052	Packaged Unit (RTU)	4 TON	Birch Grove Primary / Unit 2	Roof				2006		9
21	1103993	D3052	Packaged Unit (RTU)	5 TON	Birch Grove Primary / Unit 1	Roof				2006		
22	1116830	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Birch Grove Primary / Unit 5, Multipurpose	Roof				2014		
23	1104004	D3052	Packaged Unit (RTU) [Ac1 2]	2.5 TON	Birch Grove Primary / Unit 1	Roof				2006		
D40 FIRE PROTECTION												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1105145	D4031	Fire Extinguisher		Birch Grove Primary / Unit 4	Throughout building				2012		2
2	1116780	D4031	Fire Extinguisher		Birch Grove Primary / Unit 5, Multipurpose	Throughout building				2010		5
3	1118975	D4031	Fire Extinguisher		Birch Grove Primary / Portables	Portables				2011		5
4	1116972	D4031	Fire Extinguisher		Birch Grove Primary / Unit 6, Modulares	Throughout classroom building				2010		4
5	1104056	D4031	Fire Extinguisher		Birch Grove Primary / Unit 3	Throughout building				2012		8
D50 ELECTRICAL												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1119039	D5012	Building/Main Switchgear	1000 AMP	Birch Grove Primary / Site	Site				1993		
2	1104081	D5012	Distribution Panel	100 AMP	Birch Grove Primary / Unit 3	Utility closet				1995		
3	1105129	D5012	Distribution Panel	100 AMP	Birch Grove Primary / Unit 4	Utility closet				2000		
4	1104068	D5012	Distribution Panel	100 AMP	Birch Grove Primary / Unit 3	Classrooms				2002		
5	1118970	D5012	Distribution Panel	200 AMP	Birch Grove Primary / Portables							
6	1104035	D5012	Distribution Panel	225 AMP	Birch Grove Primary / Unit 2	Utility closet				2010		
7	1104034	D5012	Distribution Panel	225 AMP	Birch Grove Primary / Unit 2	Utility closet						
8	1104041	D5012	Distribution Panel	225 AMP	Birch Grove Primary / Unit 2	Utility closet				2010		
9	1116776	D5012	Distribution Panel	225 AMP	Birch Grove Primary / Unit 5, Multipurpose	Utility closet				1991		3
10	1104074	D5012	Distribution Panel	225 AMP	Birch Grove Primary / Unit 3	Classrooms				2012		
11	1116970	D5012	Distribution Panel	400 AMP	Birch Grove Primary / Unit 6, Modulares	Classroom 24				2002		
12	1118976	D5012	Distribution Panel	400 AMP	Birch Grove Primary / Portables	Classroom 24				2002		
13	1104062	D5012	Distribution Panel	400 AMP	Birch Grove Primary / Unit 3	Utility closet				2002		
14	1104033	D5012	Distribution Panel	400 AMP	Birch Grove Primary / Unit 2	Utility closet						
15	1105132	D5012	Distribution Panel [D]	400 AMP	Birch Grove Primary / Unit 4	Utility closet				1995		
16	1119032	D5012	Secondary Transformer	113 kVA	Birch Grove Primary / Site	Site				1993		
17	1116789	D5012	Secondary Transformer	225 kVA	Birch Grove Primary / Unit 5, Multipurpose	Utility closet				1991		
18	1104038	D5012	Secondary Transformer	3 kVA	Birch Grove Primary / Unit 2	Utility closet				1995		
19	1118965	D5012	Secondary Transformer	30 kVA	Birch Grove Primary / Portables	Building exterior				2002		
20	1116781	D5012	Secondary Transformer	30 kVA	Birch Grove Primary / Unit 5, Multipurpose	Utility closet				1991		
21	1104055	D5012	Secondary Transformer	30 kVA	Birch Grove Primary / Unit 3	Classrooms				2012		
22	1104042	D5012	Secondary Transformer	30 kVA	Birch Grove Primary / Unit 2	Utility closet				2010		
23	1105127	D5012	Secondary Transformer	6 kVA	Birch Grove Primary / Unit 4	Utility closet				1993		
24	1119044	D5012	Secondary Transformer	75 kVA	Birch Grove Primary / Site	Site				1993		
25	1119031	D5012	Secondary Transformer	75 kVA	Birch Grove Primary / Site	Site				1992		
26	1116804	D5012	Switchboard	800 AMP	Birch Grove Primary / Unit 5, Multipurpose	Electrical room				2002		
27	1104053	D5022	Compact Fluorescent Lighting Fixture w/ Electronic Ballast		Birch Grove Primary / Unit 3	Building exterior						6
28	1116772	D5022	Flood Light		Birch Grove Primary / Unit 5, Multipurpose	Building exterior				2012		3
29	1118959	D5022	Flood Light		Birch Grove Primary / Portables	Building exterior				2002		6
30	1116974	D5022	Flood Light		Birch Grove Primary / Unit 6, Modulares	Building exterior				2002		10

31	1104005	D5022	Flood Light		Birch Grove Primary / Unit 1	Roof					2014		
32	1116817	D5022	Flood Light		Birch Grove Primary / Unit 5, Multipurpose	Building exterior					2017		2
33	1104061	D5022	LED Lighting Fixture		Birch Grove Primary / Unit 3	Roof							
34	1116824	D5022	Light Dimming Panel		Birch Grove Primary / Unit 5, Multipurpose	Utility closet					2006		
35	1116981	D5037	Fire Alarm Control Panel		Birch Grove Primary / Unit 6, Modulars	Restrooms					2009		
36	1104010	D5037	Fire Alarm Control Panel		Birch Grove Primary / Unit 1	Office					2010		
37	1104069	D5037	Fire Alarm Control Panel		Birch Grove Primary / Unit 3	Classrooms					2012		
38	1116802	D5092	Emergency Lighting Pack		Birch Grove Primary / Unit 5, Multipurpose	Throughout building					2012		4
39	1116786	D5092	Exit Lighting Fixture		Birch Grove Primary / Unit 5, Multipurpose	Throughout building					2012		5

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1116820	E1093	Commercial Convection Oven, Double		Birch Grove Primary / Unit 5, Multipurpose	Kitchen				2012		
2	1116775	E1093	Commercial Dishwasher		Birch Grove Primary / Unit 5, Multipurpose	Kitchen				2014		
3	1116806	E1093	Commercial Food Warmer		Birch Grove Primary / Unit 5, Multipurpose	Kitchen				2013		2
4	1116779	E1093	Commercial Freezer, 1-Door Reach-In		Birch Grove Primary / Unit 5, Multipurpose	Kitchen				2011		
5	1116815	E1093	Commercial Refrigerator, 1-Door Reach-In		Birch Grove Primary / Unit 5, Multipurpose	Kitchen				2013		2
6	1116813	E1093	Commercial Refrigerator, 2-Door Reach-In		Birch Grove Primary / Unit 5, Multipurpose	Kitchen				2011		

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1119034	G4021	Pole Light	135 - 1000 WATT	Birch Grove Primary / Site	Site				2016		2

# FACILITY CONDITION ASSESSMENT

prepared for  
AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



FACILITY CONDITION ASSESSMENT  
OF  
GRAHAM ELEMENTARY SCHOOL  
36270 CHERRY STREET  
NEWARK, CALIFORNIA 94560

## PREPARED BY:

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10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)

## EMG CONTACT:

Matthew Anderson  
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[manderson@emgcorp.com](mailto:manderson@emgcorp.com)

## EMG PROJECT #:

130098.18R000-009.354

## DATE OF REPORT:

August 14, 2019

## ON SITE DATE:

November 14, 2018



engineering | environmental | capital planning | project management

A Bureau Veritas Group Company



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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	36270 Cherry Street, Newark, California 94560
Site Developed	Original School buildings 1964, Building 7 and Portable Classroom A added 1991, Portable Classrooms B and C added in 1999, Building 8 was added in 2004 Roofing upgrades (original school buildings) 2014
Number of Buildings	11
Date(s) of Visit	November 14, 2018
Management Point of Contact	Andrew Seymour, Project Architect 408-307-7772 phone <a href="mailto:aseymour@aedisarchitects.com">aseymour@aedisarchitects.com</a> email
On-site Point of Contact (POC)	Beth Jones, Custodian, 510-818-3309
Assessment and Report Prepared By	John Landry
Reviewed By	Emrah Doker Program Manager <a href="mailto:mdoker@emgcorp.com">mdoker@emgcorp.com</a> 800.733.0660 x 6566

Building Summary			
Building	Use	Constructed	Area(SF)
Building 1	Administration	1964	7,600
Building 2	Classroom	1964	7,600
Building 3	Classroom	1964	7,600
Building 4	Classroom	1964	7,600
Building 5	Classroom	1964	3,800
Building 6	Classroom	1964	2,400
Building 7	Multi-Purpose	1991	9,600
Building 8	Classroom	2014	2,600
Portable A	Classroom	1991	2,000

Building Summary			
Building	Use	Constructed	Area(SF)
Portable B	Classroom	1999	840
Portable C	Classroom	1999	1,700
<b>Total</b>			53,340

### Other Tenant Spaces

All of the property is occupied by Newark School District programs. There are no tenants leasing buildings or rooms at the school.

Key Spaces Not Observed		
Building Number	Area	Access Issue
None		

## Campus Findings & Deficiencies

### Historical Summary

The GRAHAM ELEMENTARY School Campus is made up of 11 buildings, 6 of which were originally constructed in 1964. The six original classroom buildings, administration building and Multi-Purpose Building are connected by an exterior covered walkway. There are three portable classrooms from the 1990s which are located at the eastern side of the site. Two of which are used as a Preschool. It appears that Building 7 (Multi-Purpose) was added to the Campus along with the Portable Classroom A in 1991. Building 8 was the most recent addition to the Campus in 2004.

### Architectural

The main school buildings have had architectural upgrades in the last 15 years consisting of roofs, doors and restrooms. The six original Campus buildings have their original windows and sliding glass doors which are well beyond their useful life. The three portable classrooms have had minimal upgrades, the finishes are nearing the end of their useful life.

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

The main school buildings have had some upgrades in the last 15 years consisting of electrical, lighting and security. The HVAC is nearing the end of its useful life and may need replacing in the near future. The Campus does not have sprinklers except for the stage at Building 7, adding sprinklers to all buildings should be considered. The underground plumbing is assumed to be original and has been reported as being problematic, replacement should be considered.

### Site

Some of the site lighting was recently upgraded with LED exterior lighting but did not include all exterior lighting, we recommend replacing all exterior lighting with LED. There are areas of paving that should be repaired including asphalt and concrete. There is a tripping hazard at the concrete sidewalk adjacent to the street that should be ground down or replaced. We recommend sealing older playground asphalt to prolong its life.

### 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 other 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
Graham Elementary School / Building 1	\$503	7,600	\$3,822,800	0.0%	15.0%	16.0%	20.0%
Graham Elementary School / Building 2	\$503	7,595	\$3,820,285	0.0%	14.0%	15.0%	20.0%
Graham Elementary School / Building 3	\$503	7,600	\$3,822,800	0.0%	14.0%	15.0%	19.0%
Graham Elementary School / Building 4	\$503	7,600	\$3,822,800	0.0%	14.0%	15.0%	18.0%
Graham Elementary School / Building 5	\$503	3,800	\$1,911,400	0.0%	14.0%	15.0%	18.0%
Graham Elementary School / Building 6	\$503	2,400	\$1,207,200	0.0%	16.0%	18.0%	21.0%
Graham Elementary School / Building 7	\$503	9,600	\$4,828,800	0.0%	12.0%	14.0%	20.0%
Graham Elementary School / Building 8	\$503	2,600	\$1,307,800	0.0%	4.0%	8.0%	15.0%
Graham Elementary School / Portables	\$284	4,540	\$1,289,360	0.0%	21.0%	25.0%	30.0%

## Immediate Needs

Facility/Building	Total Items	Total Cost
Building 1	0	\$0
Building 2	0	\$0
Building 3	1	\$2,300
Building 4	0	\$0
Building 5	2	\$3,800
Building 6	0	\$0
Building 7	0	\$0
Building 8	0	\$0
Graham Elementary School	6	\$18,200
Portables	1	\$5,500
Site	2	\$6,600
<b>Total</b>	<b>12</b>	<b>\$36,400</b>

## Building 3

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1106140	Graham Elementary School / Building 3	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Poor	Performance/Integrity	\$2,300
<b>Total (1 items)</b>						<b>\$2,300</b>

## Building 5

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1106466	Graham Elementary School / Building 5	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Poor	Safety	\$2,300
1106465	Graham Elementary School / Building 5	G2041	Fences & Gates, Wood Board, Replace	Poor	Performance/Integrity	\$1,500
<b>Total (2 items)</b>						<b>\$3,800</b>

## Graham Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1103590	Graham Elementary School / Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Poor	Safety	\$4,500
1106466	Graham Elementary School / Building 5	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Poor	Safety	\$2,300
1106881	Graham Elementary School / Portables	B2011	Exterior Wall, Textured Plywood (T1-11), Replace	Poor	Performance/Integrity	\$5,500
1106136	Graham Elementary School / Site	B2016	Soffit, Wood, Replace	Poor	Performance/Integrity	\$2,100
1106140	Graham Elementary School / Building 3	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Poor	Performance/Integrity	\$2,300
1106465	Graham Elementary School / Building 5	G2041	Fences & Gates, Wood Board, Replace	Poor	Performance/Integrity	\$1,500
<b>Total (6 items)</b>						<b>\$18,200</b>

## Portables

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1106881	Graham Elementary School / Portables	B2011	Exterior Wall, Textured Plywood (T1-11), Replace	Poor	Performance/Integrity	\$5,500
<b>Total (1 items)</b>						<b>\$5,500</b>

## Site

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1103590	Graham Elementary School / Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Poor	Safety	\$4,500
1106136	Graham Elementary School / Site	B2016	Soffit, Wood, Replace	Poor	Performance/Integrity	\$2,100
<b>Total (2 items)</b>						<b>\$6,600</b>

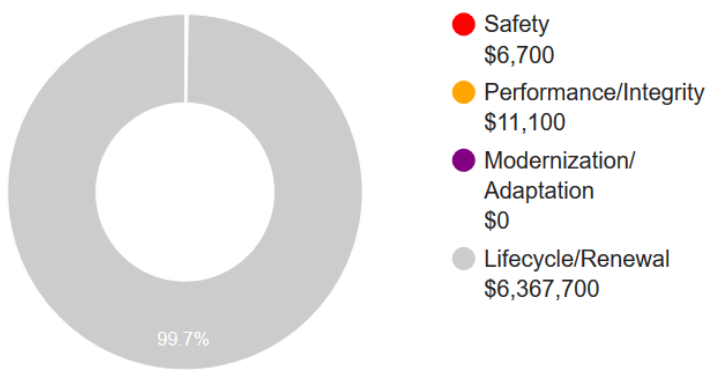
## Plan Types

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)



Ten year total: \$6,385,500

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	\$9,500	\$162,600	-	\$301,900	\$276,000	\$749,900
Roofing	-	\$59,600	-	-	\$774,100	\$833,700
Interiors	-	\$376,000	\$450,100	\$290,400	\$620,000	\$1,736,400
Elevators	-	\$20,700	-	-	-	\$20,700
Plumbing	-	\$2,289,800	\$87,600	\$29,800	\$83,700	\$2,491,000
Fire Suppression	-	-	-	-	\$10,800	\$10,800
HVAC	-	\$444,100	-	\$141,400	\$785,800	\$1,371,300
Electrical	-	\$96,900	\$34,400	\$91,400	\$1,703,900	\$1,926,500
Fire Alarm & Comm	-	\$37,100	\$18,300	\$229,800	\$61,700	\$346,800
Equipment/Special	-	\$49,900	\$29,200	\$5,300	\$111,400	\$195,900
Site Lighting	-	-	-	-	\$6,000	\$6,000
Site Development	\$1,400	\$205,400	\$561,600	\$5,000	\$195,300	\$968,700
Pavement	\$8,900	\$18,900	\$94,700	\$248,400	\$55,000	\$425,900
<b>TOTALS</b>	<b>\$19,800</b>	<b>\$3,761,000</b>	<b>\$1,275,900</b>	<b>\$1,343,400</b>	<b>\$4,683,700</b>	<b>\$11,083,600</b>

## 2. Original Graham ES Buildings 1,2,3,4,5 & 6



### Original Graham ES Buildings 1,2,3,4,5 and 6: Systems Summary

<b>Address</b>	36270 Cherry Street Newark, California	
<b>Constructed/ Renovated</b>	1964	
<b>Building Size</b>	Four at 7600 SQFT each, one at 3800 SQFT, one at 2400 SQFT	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted brick with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted CMU, Fabric covered panels Floors: VCT, Epoxy Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Hot water from Building 2 and 3	Fair

## Original Graham ES Buildings 1,2,3,4,5 and 6: Systems Summary

<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	aged windows and sliding glass doors aged plumbing infrastructure	

### Original Graham ES Building 1: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$28,100	-	\$37,400	\$28,800	\$94,300
Roofing	-	-	-	-	\$57,800	\$57,800
Interiors	-	\$41,700	\$64,900	\$42,200	\$93,300	\$242,200
Plumbing	-	\$378,400	\$11,000	-	\$3,700	\$393,200
HVAC	-	\$78,800	-	\$7,900	\$122,800	\$209,500
Electrical	-	\$26,700	-	-	\$231,300	\$258,000
Fire Alarm & Comm	-	\$37,100	\$1,900	\$36,300	\$52,900	\$128,200
<b>TOTALS</b>	-	<b>\$590,800</b>	<b>\$77,800</b>	<b>\$123,800</b>	<b>\$590,600</b>	<b>\$1,383,200</b>

### Original Graham ES Building 2: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$28,100	-	\$33,000	\$28,800	\$89,900
Roofing	-	-	-	-	\$57,800	\$57,800
Interiors	-	\$41,700	\$87,700	\$43,700	\$93,300	\$266,400
Plumbing	-	\$387,300	\$11,000	\$3,400	\$19,500	\$421,300
HVAC	-	\$78,800	-	\$15,800	\$122,800	\$217,400
Electrical	-	-	-	-	\$206,600	\$206,600
Fire Alarm & Comm	-	-	-	\$36,300	-	\$36,300
<b>TOTALS</b>	-	<b>\$535,900</b>	<b>\$98,700</b>	<b>\$132,200</b>	<b>\$528,800</b>	<b>\$1,295,700</b>



### Original Graham ES Building 3: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$2,000	\$28,100	-	\$37,400	\$32,500	\$100,000
Roofing	-	-	-	-	\$57,800	\$57,800
Interiors	-	\$41,700	\$87,600	\$42,200	\$93,300	\$264,800
Plumbing	-	\$378,400	\$15,700	-	\$7,900	\$402,000
HVAC	-	\$78,800	-	\$15,800	\$122,800	\$217,400
Electrical	-	-	-	-	\$206,600	\$206,600
Fire Alarm & Comm	-	-	-	\$36,300	-	\$36,300
Pavement	\$2,200	-	-	-	-	\$2,200
<b>TOTALS</b>	<b>\$4,200</b>	<b>\$527,000</b>	<b>\$103,300</b>	<b>\$131,700</b>	<b>\$520,900</b>	<b>\$1,287,100</b>

### Original Graham ES Building 4: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$2,000	\$28,100	-	\$37,400	\$32,500	\$100,000
Roofing	-	-	-	-	\$57,800	\$57,800
Interiors	-	\$41,700	\$67,200	\$42,200	\$93,300	\$244,400
Plumbing	-	\$378,400	\$13,200	-	\$3,700	\$395,400
HVAC	-	\$78,800	-	-	\$122,800	\$201,600
Electrical	-	-	-	-	\$206,600	\$206,600
Fire Alarm & Comm	-	-	-	\$36,300	-	\$36,300
<b>TOTALS</b>	<b>\$2,000</b>	<b>\$527,000</b>	<b>\$80,400</b>	<b>\$115,900</b>	<b>\$516,700</b>	<b>\$1,242,100</b>

### Original Graham ES Building 5: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,200	-	\$24,400	\$25,000	\$69,700
Roofing	-	-	-	-	\$57,800	\$57,800
Interiors	-	\$6,800	\$39,100	\$17,400	\$33,800	\$97,000
Plumbing	-	\$128,500	\$6,700	-	\$7,500	\$142,800
HVAC	-	\$26,300	-	-	\$40,900	\$67,200
Electrical	-	-	-	-	\$68,000	\$68,000
Fire Alarm & Comm	-	-	-	\$11,900	-	\$11,900
Site Development	\$1,400	\$73,200	-	-	-	\$74,600
Pavement	\$2,200	-	-	-	-	\$2,200
<b>TOTALS</b>	<b>\$3,600</b>	<b>\$255,000</b>	<b>\$45,800</b>	<b>\$53,700</b>	<b>\$233,000</b>	<b>\$591,200</b>

### Original Graham ES Building 6: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$23,500	-	\$21,500	\$19,100	\$64,000
Roofing	-	-	-	-	\$57,800	\$57,800
Interiors	-	\$9,900	\$25,700	\$4,000	\$19,000	\$58,600
Plumbing	-	\$133,400	\$6,400	\$1,500	\$7,500	\$148,800
HVAC	-	\$26,300	-	\$7,900	\$40,900	\$75,100
Electrical	-	-	-	-	\$38,100	\$38,100
Fire Alarm & Comm	-	-	\$5,600	\$5,000	\$8,800	\$19,500
<b>TOTALS</b>	-	<b>\$193,100</b>	<b>\$37,700</b>	<b>\$39,900</b>	<b>\$191,200</b>	<b>\$461,900</b>

### 3. Building 7 - Multi-Purpose



#### Building 7 - Multi-Purpose: Systems Summary

<b>Address</b>	36270 Cherry Street Newark, California	
<b>Constructed/ Renovated</b>	1991	
<b>Building Size</b>	9600 SQFT	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal framed roof decks	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, Ceilings: Painted gypsum board, ACT, exposed structure	Fair
<b>Elevators</b>	Wheelchair lift serving stage	Fair

## Building 7 - Multi-Purpose: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas water heater	Fair
<b>HVAC</b>	Individual package units Supplemental components: ductless split-system	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system at stage; fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	None	

## Building 7 - Multi-Purpose: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$62,800	\$41,000	\$103,700
Roofing	-	-	-	-	\$291,000	\$291,000
Interiors	-	\$104,200	\$46,600	\$71,800	\$136,400	\$359,100
Elevators	-	\$20,700	-	-	-	\$20,700
Plumbing	-	\$478,500	-	\$24,900	\$7,000	\$510,400
Fire Suppression	-	-	-	-	\$10,800	\$10,800
HVAC	-	-	-	\$94,100	\$93,800	\$187,900
Electrical	-	-	-	-	\$261,000	\$261,000
Fire Alarm & Comm	-	-	-	\$45,900	-	\$45,900
Equipment/Special	-	\$49,900	\$27,800	\$5,300	\$111,400	\$194,400
<b>TOTALS</b>	-	<b>\$653,300</b>	<b>\$74,400</b>	<b>\$304,800</b>	<b>\$952,400</b>	<b>\$1,984,900</b>

## 4. Building 8



### Building 8: Systems Summary

<b>Address</b>	36270 Cherry Street Newark, California	
<b>Constructed/ Renovated</b>	2004	
<b>Building Size</b>	2600 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Fabric panels, Fiberglass reinforced panels at restroom Floors: VCT, epoxy Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Building 8: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas water heater	Fair
<b>HVAC</b>	Individual package – wall hung	Fair
<b>Fire Suppression</b>	fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms and strobes	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	None	

## Building 8: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$18,200	\$35,400	\$53,600
Roofing	-	-	-	-	-	-
Interiors	-	\$20,000	\$26,100	\$10,100	\$31,700	\$88,000
Plumbing	-	\$4,800	\$17,100	-	\$7,500	\$29,400
HVAC	-	\$26,300	-	-	\$40,900	\$67,200
Electrical	-	-	-	\$61,000	-	\$61,000
Fire Alarm & Comm	-	-	\$10,700	-	-	\$10,700
<b>TOTALS</b>	-	<b>\$51,100</b>	<b>\$53,900</b>	<b>\$89,300</b>	<b>\$115,500</b>	<b>\$309,900</b>



## 5. Portable Classroom Buildings A, B & C



### Portable Classroom Buildings A, B and C: Systems Summary

<b>Address</b>	36270 Cherry Street Newark, California	
<b>Constructed/ Renovated</b>	1991, 1999	
<b>Building Size</b>	One at 840 SQFT each, One at 1700 SQFT, One at 2000 SQFT	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Good
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, fabric panels Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--

Portable Classroom Buildings A, B and C: Systems Summary		
<b>Plumbing</b>	Copper supply and cast-iron waste and venting	Fair
<b>HVAC</b>	Individual package wall units	Fair
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Fed from adjacent building with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	rotten siding aged roof antiquated HVAC components	

### Portable Classroom Buildings A, B and C: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$5,400	\$6,500	-	\$29,900	\$33,000	\$74,800
Roofing	-	\$59,600	-	-	\$136,400	\$196,000
Interiors	-	\$68,100	\$5,200	\$16,600	\$26,000	\$115,800
Plumbing	-	\$9,600	\$6,400	-	-	\$16,000
HVAC	-	\$50,100	-	-	\$78,100	\$128,300
Electrical	-	\$70,200	\$34,400	-	\$433,900	\$538,400
Fire Alarm & Comm	-	-	-	\$21,700	-	\$21,700
Equipment/Special	-	-	\$1,400	-	-	\$1,400
Site Development	-	-	-	\$5,000	-	\$5,000
<b>TOTALS</b>	<b>\$5,400</b>	<b>\$264,100</b>	<b>\$47,400</b>	<b>\$73,200</b>	<b>\$707,400</b>	<b>\$1,097,400</b>

## 6. Site Summary



Site Information		
<b>Lot Size</b>	10 acres (estimated)	
<b>Parking Spaces</b>	67 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain-link fencing Playgrounds and sports courts, fencing	Fair
<b>Landscaping and Topography</b>	No significant landscaping features Irrigation present Flat site	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted: LED, CFL	Fair
<b>Ancillary Structures</b>	Pre-fabricated storage/shipping container, shed	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>	Some of the site lighting was recently upgraded with LED exterior lighting but did not include all exterior lighting, we recommend replacing all exterior lighting with LED. There are areas of paving that should be repaired including asphalt and concrete. There is a tripping hazard at the concrete sidewalk adjacent to the street that should be ground down or replaced. We recommend sealing older playground asphalt to prolong its life.	

### Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	-	\$12,400	-	-	\$19,300	\$31,600
Electrical	-	-	-	\$30,400	\$52,000	\$82,400
Site Lighting	-	-	-	-	\$6,000	\$6,000
Site Development	-	\$132,200	\$561,600	-	\$195,300	\$889,000
Pavement	\$4,400	\$18,900	\$94,700	\$248,400	\$55,000	\$421,400
<b>TOTALS</b>	<b>\$4,400</b>	<b>\$163,500</b>	<b>\$656,300</b>	<b>\$278,800</b>	<b>\$327,600</b>	<b>\$1,430,400</b>

## 7. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 were observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in the 1964. The facility was significantly renovated in 2003. Complaints about accessibility issues have not been received by the property management. The property does not have associated pending litigation related to existing barriers or previously removed barriers.

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

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

## 8. 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.

## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## 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.



## 9. 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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 10. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Graham Elementary School, 36270 Cherry Street, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** John Landry,  
Project Manager

**Reviewed by:**



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Program Manager  
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## 11. Appendices

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Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Accessibility Review

Appendix D: Pre-Survey Questionnaire

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

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## Appendix A: Photographic Record

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#1	BUILDING 1
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#2	BUILDING 2
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#3	BUILDING 3
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#4	BUILDING 4
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#5	BUILDING 5
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#6	BUILDING 6
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#7	BUILDING 7
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#8	BUILDING 8
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#9	PORTABLE CLASSROOM A
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#10	PORTABLE CLASSROOM B
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#11	PORTABLE CLASSROOM C - FRONT
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#12	PORTABLE CLASSROOM C - REAR
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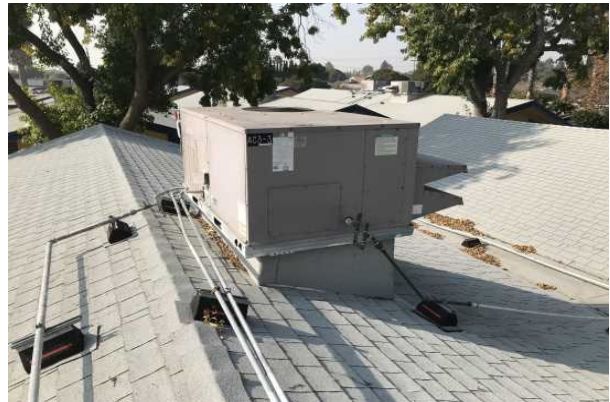
#13	ROOF
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#14	ROOF - BUILDING 7
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#15	ROOF SKYLIGHTS
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#16	ROOF - SLOPED
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#17	CANOPY
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#18	EMERGENCY STORAGE
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#19	SHED
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#20	PLAY STRUCTURE
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#21	FENCE
-----	-------



#22	SIDEWALK
-----	----------



#23	CROSSWALK
-----	-----------



#24	PARKING LOT
-----	-------------



#25	EXTERIOR STAIRS
-----	-----------------



#26	MONUMENT SIGN
-----	---------------



#27	CORRIDOR
-----	----------



#28	LIBRARY
-----	---------



#29	OFFICE
-----	--------



#30	PRESCHOOL
-----	-----------



#31	CLASSROOM
-----	-----------



#32	KITCHEN
-----	---------



#33	STAGE
-----	-------



#34	GYMNASIUM
-----	-----------



#35	CLASSROOM
-----	-----------



#36	WHEELCHAIR LIFT
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#37	SINK/LAVATORY
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#38	WATER HEATER
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#39	BACKFLOW PREVENTER
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#40	UTILITY CLOSET
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#41	RESTROOM
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#42	COMMERCIAL KITCHEN
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#43	PACKAGED (RTU)
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#44	PACKAGED (RTU)
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#45	EXHAUST FAN
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#46	BUILDING AUTOMATION SYSTEM (BAS)
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#47	FIRE ALARM CONTROL PANEL
-----	--------------------------



#48	FIRE EXTINGUISHER
-----	-------------------



#49	SPRINKLER - STAGE
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#50	SWITCHBOARD
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#51	ELECTRICAL ROOM
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#52	DISTRIBUTION PANEL
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## Appendix B: Site Plan

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# Site Plan



**Project Name:**  
Graham Elementary School

**Project Number:**  
130098.18R000-009.354

**Source:**  
Google Earth

**On-Site Date:**  
November 14, 2018



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## **Appendix C: Accessibility Review**

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### Original Graham ES Buildings 1,2,3,4,5 and 6: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Building 7 - Multi-Purpose: Accessibility Issues

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

### Portable Classroom Buildings A, B and C: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Site Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Category	Major Issues	Moderate Issues	Minor Issues
Accessible Parking	<ul style="list-style-type: none"> <li>-Needs full reconstruction</li> <li>-Excessive slopes over 3% require major re-grading</li> <li>-No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>-No or non-compliant curb cuts</li> <li>-Moderate difficulty to add required accessible spaces</li> <li>-Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>-Painting of markings needed</li> <li>-Signage height non-compliant</li> <li>-Signage missing</li> </ul>
Exterior Accessible Route	<ul style="list-style-type: none"> <li>-Large areas of sidewalks with excessive slopes</li> <li>-No ramp when needed</li> <li>-Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>-Ramps need rails</li> <li>-Ramps need rail extensions</li> <li>-Need significant # of lever handles</li> <li>-All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>-One entrance door exterior maneuvering clearance area with excessive slope</li> <li>-A few door knobs instead of lever handles</li> <li>-No lever hardware</li> <li>-Non-compliant signage</li> </ul>
Interior Accessible Route	<ul style="list-style-type: none"> <li>-All or most interior doors appear less than 32" wide</li> <li>-Corridors less than 36" wide</li> <li>-No ramp when needed</li> <li>-Ramps with excessive slopes</li> <li>-Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>-Single height drinking fountains</li> <li>-Drinking fountain too high or protrudes into accessible route</li> <li>-Ramps need rails</li> <li>-Ramps need rail extensions</li> <li>-Need significant # of lever handles</li> <li>-Non-compliant rail extensions at means of egress stairways</li> <li>-All or most door thresholds too high</li> </ul>	<ul style="list-style-type: none"> <li>-One door threshold too high</li> <li>-A few door knobs instead of lever handles</li> <li>-No lever hardware</li> <li>-Non-compliant door pressures</li> <li>-Non-compliant signage</li> <li>-Switches not within reach range</li> </ul>
Public Use Restrooms	<ul style="list-style-type: none"> <li>-No ADA RR on each accessible floor</li> <li>-Restroom(s) too small</li> <li>-Entire restroom(s) requires renovation</li> <li>-Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>-Interior doors appear less than 32" wide</li> <li>-Missing or non-compliant grab bars</li> <li>-Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>-Minor height adjustments required</li> <li>-Non-compliant door pressures</li> <li>-Missing a visual strobe (only required if audible fire alarm already present)</li> <li>-Missing lavatory pipe wraps</li> <li>-Signage not compliant</li> </ul>
Elevators	<ul style="list-style-type: none"> <li>-No elevator present when required</li> <li>-Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>-Panel control buttons not at compliant height</li> <li>-No hands-free emergency communication system</li> <li>-Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>-No audible/visual signals at each floor</li> <li>-Minor signage / Braille issues</li> </ul>
Kitchens/Kitchenettes	<ul style="list-style-type: none"> <li>-Clear space for each appliance not present</li> <li>-Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>-Sink and counter too high</li> <li>-Sink knee and toe clearance not provided where required (built-in)</li> <li>-Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>

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## **Appendix D: Pre-Survey Questionnaire**

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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## **Appendix E: Replacement Reserves**

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Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D5022	Site	Flood Light, Exterior, 100 W, Replace	20	11	9	20	EA	\$1,164.70	\$23,294										\$23,294												\$23,294
G2012	Parking lot	Roadways, Asphalt Pavement, Seal & Stripe	5	2	3	39000	SF	\$0.44	\$17,339			\$17,339						\$17,339				\$17,339					\$17,339				\$69,358
G2012	Parking lot	Roadways, Asphalt Pavement	25	20	5	39000	SF	\$2.09	\$81,678					\$81,678																	\$81,678
G2031	Site	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	30	30	0	200	SF	\$22.23	\$4,446	\$4,446																					\$4,446
G2031	Site	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	20	10	16000	SF	\$10.53	\$168,480										\$168,480												\$168,480
G2041	Site	Fences & Gates, Chain Link, 6' High, Replace	30	28	2	2600	LF	\$43.92	\$114,191			\$114,191																			\$114,191
G2041	Site	Fences & Gates, Chain Link, 4' High, Replace	30	28	2	200	LF	\$35.70	\$7,140			\$7,140																			\$7,140
G2044	Site	Signage, Property, Monument/Pylon, Replace	20	2	18	1	EA	\$10,064.34	\$10,064																		\$10,064				\$10,064
G2047	Site	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	16	4	2800	SF	\$25.74	\$72,072				\$72,072																		\$72,072
G2047	Site	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	20	5	108000	SF	\$3.84	\$414,461					\$414,461																	\$414,461
G2047	Site - North	Play Structure, Small, Replace	20	4	16	1	EA	\$22,200.75	\$22,201																	\$22,201					\$22,201
G2047	Site - East	Play Structure, Small, Replace	20	4	16	4	EA	\$22,200.75	\$88,803																	\$88,803					\$88,803
G2049	Site	Prefabricated/Ancillary Building or Structure, All Components, Replace	30	28	2	140	SF	\$23.40	\$3,276			\$3,276																			\$3,276
G4021	Parking lot	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	5	15	1	EA	\$3,864.51	\$3,865																						\$3,865
<b>Totals, Unescalated</b>										\$4,446	\$0	\$136,262	\$17,339	\$72,072	\$496,139	\$0	\$0	\$17,339	\$23,294	\$168,480	\$0	\$0	\$17,339	\$34,403	\$3,865	\$111,004	\$11,656	\$27,404	\$0	\$0	\$1,141,042
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$4,446	\$0	\$144,561	\$18,947	\$81,118	\$575,161	\$0	\$0	\$21,965	\$30,393	\$226,423	\$0	\$0	\$25,463	\$52,038	\$6,021	\$178,128	\$19,266	\$46,653	\$0	\$0	\$1,430,583

\* Markup/LocationFactor (1.17) has been included in unit costs.

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## **Appendix F: Equipment Inventory List**

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4	1103606	D5012	Switchboard	2000 amps	Graham Elementary School / Site	Site	Industrial Electric MFG			2004		
5	1103599	D5022	Flood Light		Graham Elementary School / Site	Exterior wall				2009		20
6	1105916	D5037	Annunciator Alarm Panel		Graham Elementary School / Building 1	Building 1				2009		
7	1103941	D5037	Fire Alarm Control Panel		Graham Elementary School / Building 6	Building 6	Honeywell	5820XL	29212	2009		
8	1103668	D5038	Card Reader w/ Keypad		Graham Elementary School / Building 1	Exterior wall				2012		22

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1103639	E1027	Laboratory Exhaust Hood		Graham Elementary School / Building 7	Building 7	Muckler	C96-48/2		1991		
2	1103728	E1093	Commercial Convection Oven, Single		Graham Elementary School / Building 7	Building 7	Montague	EK15B	172-C12104-A	1992		
3	1103731	E1093	Commercial Dishwasher		Graham Elementary School / Building 7	Building 7	Hobart	AM-14	27-170-016	1992		
4	1103721	E1093	Commercial Food Warmer		Graham Elementary School / Building 7	Building 7	BevLes	CA70-CVMP12	CV-1VF-L-01250	1993		
5	1103727	E1093	Commercial Freezer, 1-Door Reach-In		Graham Elementary School / Building 7	Building 7	True	T-23F	7873823	2010		
6	1103722	E1093	Commercial Freezer, Chest		Graham Elementary School / Building 7	Building 7	Beverage-Air	SM58N-S	10702917	2010		
7	1103723	E1093	Commercial Freezer, Chest		Graham Elementary School / Building 7	Building 7	Beverage-Air	SM49N	5706951	2006		
8	1103724	E1093	Commercial Refrigerator, 1-Door Reach-In		Graham Elementary School / Building 7	Building 7	Traulsen	G10010	T4640913	2009		
9	1103725	E1093	Commercial Refrigerator, 2-Door Reach-In		Graham Elementary School / Building 7	Building 7	True	TG2RRI-2S	5351010	2010		
10	1103730	E1093	Commercial Convection Oven, Single [KP-25,27,29]		Graham Elementary School / Building 7	Building 7	Vulcan	Quic-therm		2000		
11	1103729	E1093	Commercial Steamer, Tabletop [KP-7,9,11]		Graham Elementary School / Building 7	Building 7	Vulcan	SQ211E-24	07043098YN	2007		
12	1103781	E1094	Residential Refrigerator, 14-18 CF		Graham Elementary School / Building 7	Building 7	White-Westinghouse	MRT18BSCW5	BA83819464	1998		

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1103598	G4021	Pole Light		Graham Elementary School / Site	Parking lot				2015		

# FACILITY CONDITION ASSESSMENT

prepared for  
AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



FACILITY CONDITION ASSESSMENT  
OF  
KENNEDY ELEMENTARY SCHOOL  
35430 BLACKBURN DRIVE  
NEWARK, CALIFORNIA 94560

**PREPARED BY:**

*EMG*  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
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**EMG PROJECT #:**

*130098.18R000-008.354*

**DATE OF REPORT:**

*August 14, 2019*

**ON SITE DATE:**

*November 13, 2018*



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	35430 Blackburn Drive, Newark, California 94560
Site Developed	Original School buildings 1964, Building 4 and five Portable classrooms added in 1991, Building 5 was added in 2004 Restrooms, HVAC upgrades 2003
Number of Buildings	10
Date(s) of Visit	November 13, 2018
Management Point of Contact	Andrew Seymour, Project Architect 408-307-7772 phone <a href="mailto:aseymour@aedisarchitects.com">aseymour@aedisarchitects.com</a> email
On-site Point of Contact (POC)	Araceli Loza, Custodian, 510-673-6831
Assessment and Report Prepared By	John Landry
Reviewed By	Matt Anderson Program Manager <a href="mailto:manderson@emgcorp.com">manderson@emgcorp.com</a> 800.733.0660 x7613

Building Summary			
Building	Use	Constructed	Area(SF)
Building 1	Classroom	1964	8,100
Building 2	Classroom	1964	8,100
Building 3	Administration	1964	8,100
Building 4	Multi-Purpose	1991	9,600
Building 5	Classroom	2004	3,600
Portable A	Classroom	1991	1,200
Portable B	Classroom	1991	2,000
Portable C	Classroom	1991	1,200
Portable D	Classroom	1991	1,200

<b>Building Summary</b>			
<b>Building</b>	<b>Use</b>	<b>Constructed</b>	<b>Area(SF)</b>
<b>Portable E</b>	Classroom	1991	1,200
<b>Total</b>			44,300

**Other Tenant Spaces**

All of the property is occupied by Newark School District programs. There are no tenants leasing buildings or rooms at the school.

**Key Spaces Not Observed**

<b>Building Number</b>	<b>Area</b>	<b>Access Issue</b>
------------------------	-------------	---------------------

None

## Campus Findings & Deficiencies

### Historical Summary

The Kennedy Elementary School Campus is made up of 10 buildings, 3 of which were originally constructed in 1964. The four main classroom buildings and Multi-Purpose Building are connected by an exterior covered walkway. There are five portable classrooms from the early 1990s that are located at the outer perimeter of the site, two on the west and three on the north side. One of which is used as a daycare. It appears that Building 4 (Multi-Purpose) was added to the Campus along with the Portable classrooms in 1991. Building 5 was the most recent addition to the Campus in 2004.

### Architectural

The main school buildings have had architectural upgrades in the last 15 years consisting of roofs and restrooms. The three original Campus buildings have their original windows, which are well beyond their useful life. The five portable classrooms have had minimal upgrades; the finishes are nearing the end of their useful life.

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

The main school buildings have had MEPF upgrades in the last 15 years consisting of electrical, HVAC, lighting and security. The Campus does not have sprinklers except for the stage at Building 4, adding sprinklers to all buildings should be considered. The underground plumbing is assumed to be original and has been reported as being problematic, replacement should be considered.

### Site

Some of the site lighting was recently upgraded with LED exterior lighting but did not include all exterior lighting, we recommend replacing all exterior lighting with LED. There are areas of paving that should be repaired including asphalt and concrete. There is a tripping hazard at the concrete sidewalk adjacent to the street and Building 4 that should be ground down or replaced. We recommend sealing older asphalt to prolong its life.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Kennedy Elementary School / Building 1	\$503	8,100	\$4,074,300	0.0%	1.0%	9.0%	13.0%
Kennedy Elementary School / Building 2	\$503	8,100	\$4,074,300	0.0%	1.0%	8.0%	14.0%
Kennedy Elementary School / Building 3	\$503	8,100	\$4,074,300	0.0%	0.0%	8.0%	12.0%
Kennedy Elementary School / Building 4	\$503	9,600	\$4,828,800	0.0%	0.0%	3.0%	8.0%
Kennedy Elementary School / Building 5	\$503	3,600	\$1,810,800	0.0%	0.0%	5.0%	5.0%
Kennedy Elementary School / Portables	\$268	5,600	\$1,500,800	0.0%	0.0%	12.0%	20.0%
Kennedy Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%



## Immediate Needs

Facility/Building	Total Cost	Total Items
Building 1	\$0	0
Building 2	\$0	0
Building 3	\$0	0
Building 4	\$0	0
Building 5	\$0	0
Kennedy Elementary School	\$6,928	3
Portables	\$6,928	3
Site	\$0	0
<b>Total :</b>	<b>\$13,855</b>	<b>6</b>

### Kennedy Elementary School

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1098969	Kennedy Elementary School / Portables	B2011	Exterior Wall, Wood Clapboard Siding, 3+ Stories, Repair	(No Lifespan)	Poor	Performance/Integrity	80.91	\$3,299
1099452	Kennedy Elementary School / Portables	B3016	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	Poor	Performance/Integrity	80.72	\$2,808
1098986	Kennedy Elementary School / Portables	C3024	Interior Floor Finish, Vinyl Sheeting, Replace	15	Poor	Performance/Integrity	80.36	\$820

### Portables

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1098969	Kennedy Elementary School / Portables	B2011	Exterior Wall, Wood Clapboard Siding, 3+ Stories, Repair	(No Lifespan)	Poor	Performance/Integrity	80.91	\$3,299
1099452	Kennedy Elementary School / Portables	B3016	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	Poor	Performance/Integrity	80.72	\$2,808
1098986	Kennedy Elementary School / Portables	C3024	Interior Floor Finish, Vinyl Sheeting, Replace	15	Poor	Performance/Integrity	80.36	\$820

## 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.

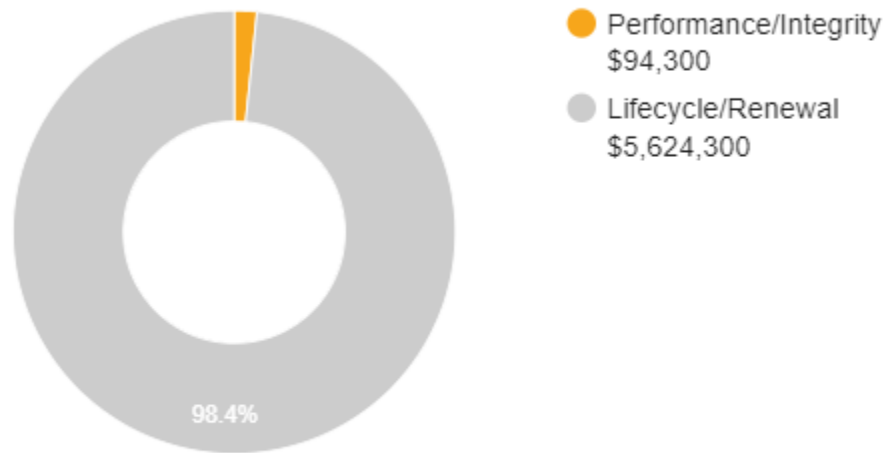
### Plan Type Descriptions

- |                              |   |
|------------------------------|---|
| <b>Safety</b>                | <ul style="list-style-type: none"> <li>An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.</li> </ul> |
| <b>Performance/Integrity</b> | <ul style="list-style-type: none"> <li>Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.</li> </ul>    |

## Plan Type Descriptions

<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)



Ten year total: \$5,718,600

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$77,700	\$84,500	-	\$119,200	\$111,000	\$392,300
Roofing	\$2,800	\$20,400	-	\$3,800	\$1,315,400	\$1,342,400
Interiors	\$800	\$464,200	\$199,700	\$162,700	\$576,300	\$1,403,700
Elevators	-	-	-	\$24,000	-	\$24,000
Plumbing	-	\$155,900	-	\$27,200	\$72,400	\$255,600
Fire Suppression	-	-	-	-	\$10,800	\$10,800
HVAC	-	\$153,000	-	\$369,800	\$332,200	\$855,000
Electrical	-	\$478,100	\$139,900	\$1,518,200	\$1,420,100	\$3,556,400
Fire Alarm & Comm	-	\$273,100	-	\$29,200	\$367,000	\$669,300
Equipment/Special	-	\$48,000	\$20,000	\$7,700	\$96,300	\$171,900
Site Development	-	\$11,000	\$357,600	\$55,600	\$156,900	\$581,100
Pavement	-	\$58,600	\$244,100	\$11,400	\$25,000	\$339,200
Landscaping	-	\$604,000	-	-	-	\$604,000
<b>TOTALS</b>	<b>\$81,300</b>	<b>\$2,350,800</b>	<b>\$961,300</b>	<b>\$2,328,800</b>	<b>\$4,483,400</b>	<b>\$10,205,700</b>

## 2. Original Kennedy Elementary School Buildings 1, 2 & 3



### Original Kennedy Elementary School Buildings 1, 2 and 3: Systems Summary

<b>Address</b>	35430 Blackburn Drive Newark, California	
<b>Constructed/ Renovated</b>	1964	
<b>Building Size</b>	Three at 8100 SQFT each	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab with wood framed roof	Good
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Hip construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: VCT, Epoxy Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Hot water from Building 3	Fair

## Original Kennedy Elementary School Buildings 1, 2 and 3: Systems Summary

<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	aged windows aged plumbing infrastructure	

### Original Kennedy Elementary School Buildings 1: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$38,600	\$9,900	-	\$18,300	\$13,300	\$80,100
Roofing	-	-	-	-	\$273,700	\$273,700
Interiors	-	\$86,700	\$63,700	\$15,500	\$135,300	\$301,100
Plumbing	-	\$26,100	-	-	\$7,500	\$33,600
HVAC	-	\$59,200	-	\$39,700	\$92,300	\$191,200
Electrical	-	\$154,400	-	\$634,000	-	\$788,400
<b>TOTALS</b>	<b>\$38,600</b>	<b>\$336,300</b>	<b>\$63,700</b>	<b>\$707,500</b>	<b>\$522,100</b>	<b>\$1,668,100</b>

### Original Kennedy Elementary School Buildings 2: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$35,800	\$9,900	-	\$16,900	\$13,300	\$75,900
Roofing	-	-	-	-	\$273,700	\$273,700
Interiors	-	\$115,800	\$41,900	\$19,700	\$106,000	\$283,400
Plumbing	-	\$27,200	-	-	\$7,500	\$34,700
HVAC	-	-	-	\$132,300	-	\$132,300
Electrical	-	\$154,400	-	\$634,000	-	\$788,400
<b>TOTALS</b>	<b>\$35,800</b>	<b>\$307,300</b>	<b>\$41,900</b>	<b>\$802,900</b>	<b>\$400,500</b>	<b>\$1,588,400</b>

### Original Kennedy Elementary School Buildings 3: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$18,800	-	\$18,300	\$13,300	\$50,500
Roofing	-	-	-	-	\$273,700	\$273,700
Interiors	-	\$115,900	\$26,700	\$53,900	\$142,100	\$338,600
Plumbing	-	\$40,800	-	\$3,300	\$15,700	\$59,700
HVAC	-	-	-	\$66,200	-	\$66,200
Electrical	-	\$154,400	-	\$18,400	\$735,000	\$907,800
Fire Alarm & Comm	-	\$239,200	-	\$29,200	\$321,500	\$589,900
<b>TOTALS</b>	<b>-</b>	<b>\$569,100</b>	<b>\$26,700</b>	<b>\$189,300</b>	<b>\$1,501,300</b>	<b>\$2,286,400</b>

### 3. Building 4 - Multi-Purpose



#### Building 4 - Multi-Purpose: Systems Summary

<b>Address</b>	35430 Blackburn Drive Newark, California	
<b>Constructed/ Renovated</b>	1991	
<b>Building Size</b>	9600 SQFT	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal framed roof decks	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, wood floor Ceilings: Painted gypsum board, ACT, exposed structure	Fair
<b>Elevators</b>	Wheelchair lift serving stage	Fair

<b>Building 4 - Multi-Purpose: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas water heater	Fair
<b>HVAC</b>	Individual package units Supplemental components: ductless split-system	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system at stage; fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	None	



### Building 4 - Multi-Purpose: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$21,200	-	\$32,100	\$25,600	\$79,000
Roofing	-	-	-	-	\$309,100	\$309,100
Interiors	-	\$55,800	\$54,600	\$58,800	\$112,000	\$281,300
Elevators	-	-	-	\$24,000	-	\$24,000
Plumbing	-	\$15,000	-	\$20,600	\$6,500	\$42,100
Fire Suppression	-	-	-	-	\$10,800	\$10,800
HVAC	-	-	-	\$131,600	\$93,800	\$225,400
Electrical	-	-	-	\$231,900	\$28,600	\$260,400
Equipment/Special	-	\$48,000	\$20,000	\$7,700	\$96,300	\$171,900
Pavement	-	-	-	\$1,400	-	\$1,400
<b>TOTALS</b>	-	<b>\$140,000</b>	<b>\$74,600</b>	<b>\$508,100</b>	<b>\$682,700</b>	<b>\$1,405,400</b>

## 4. Building 5



### Building 5: Systems Summary

<b>Address</b>	35430 Blackburn Drive Newark, California	
<b>Constructed/ Renovated</b>	2004	
<b>Building Size</b>	3600 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Fabric panels, Fiberglass reinforced panels at restroom Floors: Carpet, VCT, epoxy Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

## Building 5: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste and venting	Fair
<b>HVAC</b>	Individual package – wall hung	Fair
<b>Fire Suppression</b>	fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms and strobes	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	None	

### Building 5: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$8,100	-	\$10,300	\$23,200	\$41,600
Roofing	-	-	-	-	-	-
Interiors	-	\$35,400	\$12,900	\$14,700	\$28,400	\$91,400
Plumbing	-	\$23,900	-	\$3,300	\$7,500	\$34,700
HVAC	-	\$22,200	-	-	\$34,500	\$56,700
<b>TOTALS</b>	-	<b>\$89,600</b>	<b>\$12,900</b>	<b>\$28,300</b>	<b>\$93,600</b>	<b>\$224,400</b>

## 5. Portable Classroom Buildings A, B, C, D & E



### Portable Classroom Buildings A, B, C, D and E: Systems Summary

<b>Address</b>	35430 Blackburn Drive Newark, California	
<b>Constructed/ Renovated</b>	1991	
<b>Building Size</b>	Four at 1200 SQFT each, one at 2000 SQFT	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Good
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, fabric panels Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
<b>Elevators</b>	None	--

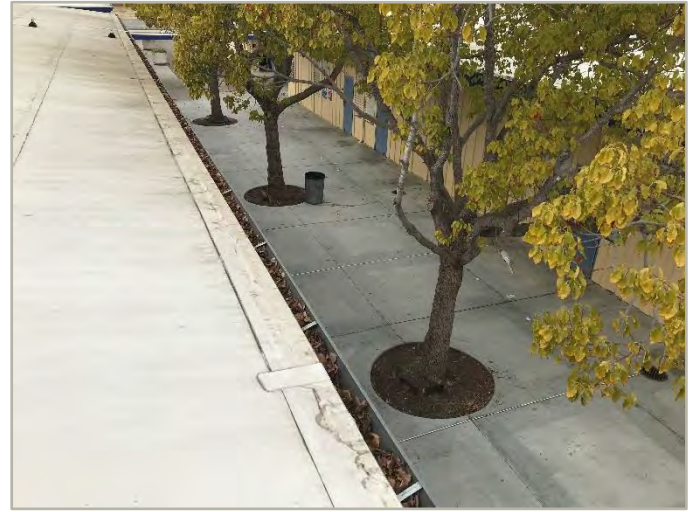
### Portable Classroom Buildings A, B, C, D and E: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste and venting	Fair
<b>HVAC</b>	Individual package wall units	Fair
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Fed from adjacent building with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Rotten siding at Portable Classroom A Aged roof at Portable Classroom A antiquated HVAC components	

### Portable Classroom Buildings A, B, C, D and E: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$3,300	\$16,500	-	\$23,300	\$22,200	\$65,300
Roofing	\$2,800	\$20,400	-	\$3,800	\$185,100	\$212,200
Interiors	\$800	\$54,500	-	-	\$52,600	\$107,900
Plumbing	-	\$6,400	-	-	\$2,000	\$8,400
HVAC	-	\$71,600	-	-	\$111,600	\$183,200
Electrical	-	\$14,800	\$100,000	-	\$631,200	\$746,000
<b>TOTALS</b>	<b>\$6,900</b>	<b>\$184,200</b>	<b>\$100,000</b>	<b>\$27,100</b>	<b>\$1,004,700</b>	<b>\$1,323,000</b>

## 6. Site Summary



Site Information		
<b>Lot Size</b>	9 acres (estimated)	
<b>Parking Spaces</b>	55 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain-link fencing Playgrounds and sports courts with bleachers, fencing	Fair
<b>Landscaping and Topography</b>	No significant landscaping features Irrigation present CMU retaining wall Flat site	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted: LED, CFL	Fair
<b>Ancillary Structures</b>	Pre-fabricated storage/shipping container	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>	Inefficient site lighting –not upgraded to LED with the rest, Significant sidewalk trip hazards- adjacent to the street and Building 4.	



**Site: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Plumbing	-	\$16,600	-	-	\$25,800	\$42,400
Electrical	-	-	\$39,900	-	\$25,400	\$65,300
Site Development	-	\$11,000	\$357,600	\$55,600	\$156,900	\$581,100
Pavement	-	\$58,600	\$244,100	\$10,000	\$25,000	\$337,800
Landscaping	-	\$604,000	-	-	-	\$604,000
<b>TOTALS</b>	-	<b>\$690,200</b>	<b>\$641,600</b>	<b>\$65,600</b>	<b>\$233,100</b>	<b>\$1,630,600</b>

## 7. ADA Accessibility

---

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 were observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in the 1964. The facility was significantly renovated in 2003. Complaints about accessibility issues have not been received by the property management. The property does not have associated pending litigation related to existing barriers or previously removed barriers.

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

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

## 8. 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.

## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## 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.

## 9. Opinions of Probable Costs

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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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 10. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Kennedy Elementary School, 35430 Blackburn Drive, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** John Landry,  
Project Manager

**Reviewed by:**



---

Kathleen Sullivan,  
Technical Report Reviewer for  
Matthew Anderson  
Program Manager  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com)  
800.733.0660 x7613

## 11. Appendices

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Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Accessibility Review

Appendix D: Pre-Survey Questionnaire

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List



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## **Appendix A: Photographic Record**

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#1	BUILDING 1
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#2	BUILDING 2
----	------------



#3	BUILDING 3
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#4	BUILDING 4
----	------------



#5	BUILDING 5
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#6	PORTABLE CLASSROOM A
----	----------------------



#7	PORTABLE CLASSROOM B
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#8	PORTABLE CLASSROOM C
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#9	PORTABLE CLASSROOM D
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#10	PORTABLE CLASSROOM E
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#11	ROOF - BUILDING 4
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#12	ROOF - CANOPY
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#13	FENCES
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#14	PARKING LOT
-----	-------------



#15	PLAY SURFACES
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#16	PLAY STRUCTURE
-----	----------------



#17	MONUMENT SIGN
-----	---------------



#18	LIBRARY
-----	---------



#19	CLASSROOM
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#20	CHILDCARE
-----	-----------



#21	CLASSROOM
-----	-----------



#22	STAGE
-----	-------



#23	WORKROOM
-----	----------



#24	GYMNASIUM
-----	-----------



#25	RESTROOM
-----	----------



#26	RESTROOM
-----	----------



#27	WHEELCHAIR LIFT
-----	-----------------



#28	BACKFLOW PREVENTER
-----	--------------------



#29	SINK/LAVATORY
-----	---------------



#30	WATER HEATER
-----	--------------



#31	GREASE TRAP
-----	-------------



#32	HEAT PUMP, PACKAGED (RTU), 3.5 TO 5 TON
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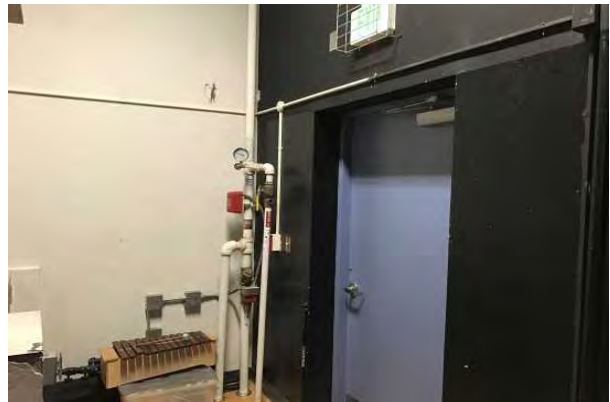
#33	PACKAGED (RTU)
-----	----------------



#34	FIRE EXTINGUISHER
-----	-------------------



#35	FIRE ALARM CONTROL PANEL
-----	--------------------------



#36	SPRINKLER SYSTEM - STAGE
-----	--------------------------



#37	ELECTRICAL CLOSET
-----	-------------------



#38	SWITCHBOARD
-----	-------------



#39	COMMERCIAL KITCHEN
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## Appendix B: Site Plan

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# Site Plan



A Bureau Veritas Group Company

**Project Name:**  
Kennedy Elementary School

**Source:**  
Google Earth

**Project Number:**  
130098.18R000-008.354

**On-Site Date:**  
November 13, 2018

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## **Appendix C: Accessibility Review**

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### Original Kennedy Elementary School Buildings 1,2 and 3: Accessibility Issues

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

### Building 4 - Multi-Purpose: Accessibility Issues

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

### Portable Classroom Buildings A, B, C, D and E: Accessibility Issues

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

### Site Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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## **Appendix D: Pre-Survey Questionnaire**

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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## Appendix E: Replacement Reserves

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Replacement Reserves Report



8/16/2019

Summary table with columns: Location, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, Total Escalated Estimate. Includes rows for Kennedy Elementary School and a GrandTotal row.

Kennedy Elementary School

Table with columns: 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, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, Deficiency Repair Estimate. Includes a totals row.

\* Markup/LocationFactor (1.17) has been included in unit costs.

Kennedy Elementary School / Building 1

Detailed table with columns: 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, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, Deficiency Repair Estimate. Lists various items like exterior wall, window, door, roof, etc.













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## **Appendix F: Equipment Inventory List**

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# FACILITY CONDITION ASSESSMENT

Prepared for  
AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



FACILITY CONDITION ASSESSMENT  
OF  
LINCOLN ELEMENTARY SCHOOL  
36111 BETTENCOURT STREET  
NEWARK, CALIFORNIA 94560

## PREPARED BY:

EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
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## EMG CONTACT:

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Program Manager  
800.733.0660 x7613  
[manderson@emgcorp.com](mailto:manderson@emgcorp.com)

## EMG PROJECT #:

130098.18R000-007.354

## DATE OF REPORT:

August 14, 2019

## ON SITE DATE:

November 15, 2018



engineering | environmental | capital planning | project management



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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	36111 Bettencourt Street, Newark, California 94560
Site Developed	Original School buildings 1965, Building 4 and Portable Classroom A added in 1992, Portable Classrooms B, C & E added in 1998, HVAC upgrades 2014
Number of Buildings	8
Date(s) of Visit	November 15, 2018
Management Point of Contact	Andrew Seymour, Project Architect 408-307-7772 phone aseymour@aedisarchitects.com email
On-site Point of Contact (POC)	Frank Gonzalez, Custodian, 510-673-7559
Assessment & Report Prepared By	John Landry
Reviewed By	Matt Anderson Program Manager manderson@emgcorp.com 800.733.0660 x7613

Building Summary			
Building	Use	Constructed	Area(SF)
Building 1	Classroom	1965	8,100
Building 2	Administration	1965	5,600
Building 3	Classroom	1965	8,100
Building 4	Multi-Purpose	1992	9,600
Portable A	Classroom	1992	840
Portable B	Classroom	1998	840
Portable C	Classroom	1998	840
Portable E	Classroom	1998	840
<b>Total</b>			<b>34,760</b>

### Other Tenant Spaces

All of the property is occupied by Newark School District programs. There are no tenants leasing buildings or rooms at the school.

### Key Spaces Not Observed

Building Number	Area	Access Issue
None		



## Campus Findings & Deficiencies

### Historical Summary

The Lincoln Elementary School Campus is made up of eight buildings, three of which were originally constructed in 1965. The three main classroom buildings and Multi-Purpose Building are connected by an exterior covered walkway. There are four portable classrooms from the early 1990's that are located at the outer perimeter of the site, three on the southwest and one on the north side. One of which is used as a daycare. It appears that Building 4 (Multi-Purpose) was added to the Campus along with the Portable Classroom A in 1992.

### Architectural

The main school buildings have had architectural upgrades in the last 15 years consisting of roofs and restrooms. The four portable classrooms have had minimal upgrades, the roofs, siding and interior finishes are nearing the end of their useful life.

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

The main school buildings have had MEPF upgrades in the last 15 years consisting of electrical, HVAC, lighting and security. The Campus does not have sprinklers except for the stage at Building 4, adding sprinklers to all buildings should be considered. The underground plumbing is assumed to be original and has been reported as being problematic, replacement should be considered.

### Site

Some of the site lighting was recently upgraded with LED exterior lighting but did not include all exterior lighting, we recommend replacing all exterior lighting with LED. There are areas of paving that should be repaired including asphalt and concrete. There are tripping hazards at the concrete sidewalks in the courtyard that should be ground down or replaced.

### 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 & Description	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other 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
Lincoln Elementary School / Building 1	\$503	8,100	\$4,074,300	1.0%	6.0%	17.0%	21.0%
Lincoln Elementary School / Building 2	\$503	5,600	\$2,816,800	1.0%	6.0%	18.0%	22.0%
Lincoln Elementary School / Building 3	\$503	8,100	\$4,074,300	1.0%	4.0%	16.0%	20.0%
Lincoln Elementary School / Multi-Purpose	\$364	9,600	\$3,494,400	2.0%	20.0%	22.0%	32.0%
Lincoln Elementary School / Portable	\$289	3,360	\$971,040	8.0%	33.0%	33.0%	39.0%
Lincoln Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

## Immediate Needs

Facility/Building	Total Cost	Total Items
Lincoln Elementary School	\$34,343	6
<b>Total :</b>	<b>\$34,343</b>	<b>6</b>

### Lincoln Elementary School

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1111153	Lincoln Elementary School / Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	30	Poor	Safety	89.55	\$6,669
1112165	Lincoln Elementary School / Portable	B2011	Exterior Wall, Textured Plywood (T1-11), Repair	(No Lifespan)	Poor	Performance/Integrity	80.91	\$4,037
1110718	Lincoln Elementary School / Multi-Purpose	D2023	Water Heater, Instant Hot, Electric, Replace	15	Failed	Performance/Integrity	80.63	\$2,232
1112175	Lincoln Elementary School / Portable	C3025	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	Poor	Performance/Integrity	80.36	\$7,135
1112170	Lincoln Elementary School / Portable	C3025	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	Poor	Performance/Integrity	80.36	\$7,135
1112181	Lincoln Elementary School / Portable	C3025	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	Poor	Performance/Integrity	80.36	\$7,135

## Plan Types

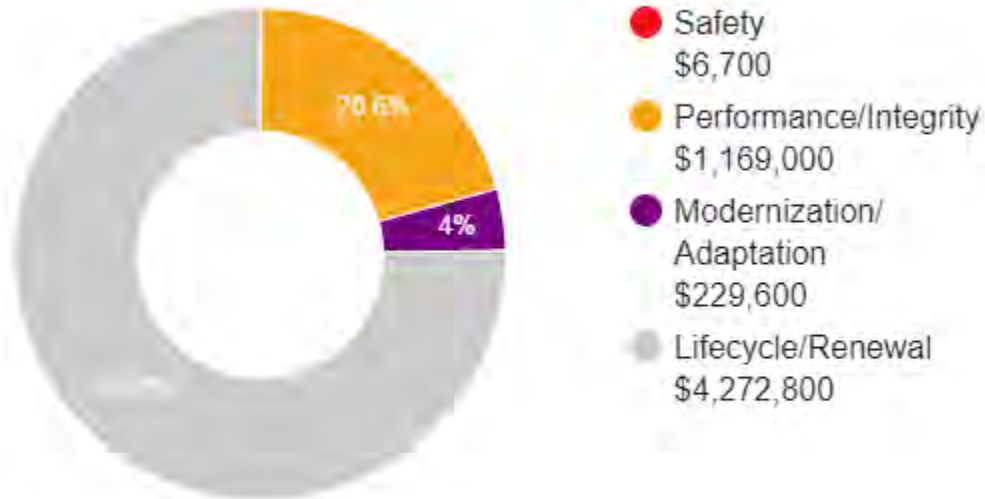
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

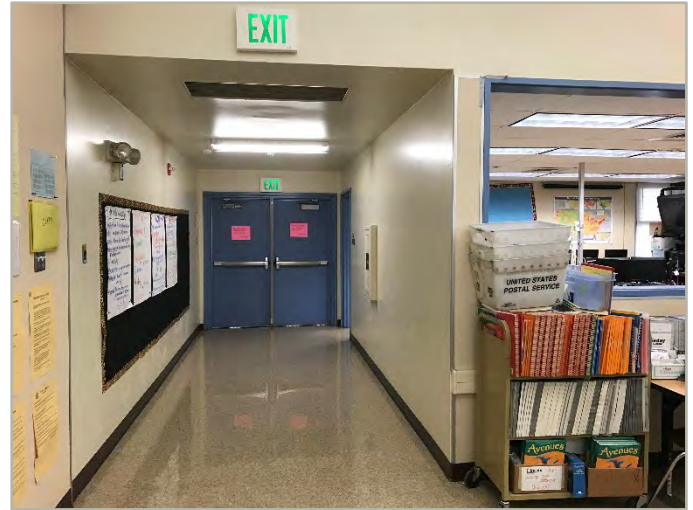


Ten year total: \$5,678,100

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	\$4,000	\$67,600	-	\$180,600	\$208,100	\$460,300
Roofing	\$53,000	\$18,700	-	\$71,200	\$482,400	\$625,400
Interiors	\$21,400	\$262,100	\$276,100	\$356,000	\$479,900	\$1,395,400
Elevators	-	\$20,700	-	-	-	\$20,700
Plumbing	\$2,200	\$1,668,700	-	\$27,800	\$60,800	\$1,759,500
Fire Suppression	\$229,600	\$1,400	\$9,700	-	\$15,100	\$255,700
HVAC	-	\$193,900	-	\$294,700	\$395,900	\$884,600
Electrical	-	\$103,800	-	\$29,800	\$2,921,900	\$3,055,500
Fire Alarm & Comm	-	\$133,000	-	\$169,200	\$194,900	\$497,000
Equipment/Special	\$1,100	\$78,300	\$12,700	\$3,700	\$133,900	\$229,700
Pavement	\$6,700	\$274,500	-	\$17,200	\$43,000	\$341,300
Site Development	\$3,700	\$101,600	-	-	\$851,100	\$956,400
Landscaping	\$983,500	-	-	-	-	\$983,500
<b>TOTALS</b>	<b>\$1,305,200</b>	<b>\$2,924,300</b>	<b>\$298,500</b>	<b>\$1,150,200</b>	<b>\$5,787,000</b>	<b>\$11,465,000</b>

## 2. Original Lincoln ES Buildings 1,2 and 3



### Original Lincoln ES Buildings 1,2 and 3: Systems Summary

<b>Address</b>	36111 Bettencourt Street Newark, California	
<b>Constructed/ Renovated</b>	1965	
<b>Building Size</b>	Two at 8100 SQFT each, one at 5600 SQFT	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU with aluminum windows	Fair
<b>Roof</b>	Primary: Hip construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Fabric finish, laminated panels Floors: VCT, Epoxy Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Hot water from Building 1 3	Fair



### Original Lincoln ES Buildings 1,2 and 3: Systems Summary

<b>HVAC</b>	Individual Split System units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Aged plumbing infrastructure, missing fire suppression	

### Original Lincoln ES Building 1: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$27,700	\$56,900	\$84,700
Roofing	-	-	-	-	\$17,100	\$17,100
Interiors	-	\$51,800	\$93,800	\$53,400	\$109,400	\$308,400
Plumbing	-	\$437,000	-	-	\$8,100	\$445,100
Fire Suppression	\$59,200	-	\$1,900	-	\$3,000	\$64,200
HVAC	-	\$35,100	-	\$60,700	\$54,700	\$150,500
Electrical	-	-	-	\$29,800	\$1,054,000	\$1,083,900
Fire Alarm & Comm	-	\$82,600	-	\$39,900	\$116,400	\$238,800
<b>TOTALS</b>	<b>\$59,200</b>	<b>\$606,500</b>	<b>\$95,700</b>	<b>\$211,500</b>	<b>\$1,419,600</b>	<b>\$2,392,700</b>

### Original Lincoln ES Building 2: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$27,700	\$29,500	\$57,200
Roofing	-	-	-	-	\$17,100	\$17,100
Interiors	-	\$33,900	\$36,900	\$145,900	\$79,700	\$296,400
Plumbing	-	\$304,900	-	\$3,300	\$15,700	\$323,900
Fire Suppression	\$41,000	-	\$1,900	-	\$3,000	\$45,900
HVAC	-	\$69,900	-	\$41,900	\$108,900	\$220,700
Electrical	-	\$14,900	-	-	\$186,700	\$201,600
Fire Alarm & Comm	-	\$25,200	-	\$27,600	\$39,300	\$92,000
<b>TOTALS</b>	<b>\$41,000</b>	<b>\$448,800</b>	<b>\$38,800</b>	<b>\$246,400</b>	<b>\$479,900</b>	<b>\$1,254,800</b>

### Original Lincoln ES Building 3: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$27,700	\$56,900	\$84,700
Roofing	-	-	-	-	\$17,100	\$17,100
Interiors	-	\$33,600	\$93,800	\$53,400	\$109,400	\$290,200
Plumbing	-	\$430,200	-	-	\$8,100	\$438,300
Fire Suppression	\$59,200	-	\$1,900	-	\$3,000	\$64,200
HVAC	-	\$44,600	-	\$60,700	\$69,400	\$174,700
Electrical	-	\$9,900	-	-	\$1,054,000	\$1,063,900
Fire Alarm & Comm	-	\$25,200	-	\$39,900	\$39,300	\$104,300
<b>TOTALS</b>	<b>\$59,200</b>	<b>\$543,500</b>	<b>\$95,700</b>	<b>\$181,700</b>	<b>\$1,357,200</b>	<b>\$2,237,400</b>

### 3. Building 4 - Multi-Purpose



#### Building 4 - Multi-Purpose: Systems Summary

<b>Address</b>	36111 Bettencourt Street Newark, California	
<b>Constructed/ Renovated</b>	1992	
<b>Building Size</b>	9600 SQFT	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal framed roof decks	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Fabric finish, laminated panels, wallpaper, ceramic tile Floors: Carpet, VCT, ceramic tile, wood Ceilings: Painted gypsum board, ACT, exposed structure	Fair
<b>Elevators</b>	Wheelchair lift serving stage	Fair

## Building 4 - Multi-Purpose: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste & venting Gas water heater	Fair
<b>HVAC</b>	Individual package units Supplemental components: ductless split-system	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system at stage; fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment , Laboratory exhaust hoods	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Failed hot water heater, missing fire suppression,	

### Building 4 - Multi-Purpose: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$62,800	\$41,000	\$103,700
Roofing	-	-	-	-	\$310,100	\$310,100
Interiors	-	\$104,200	\$46,600	\$71,800	\$136,400	\$359,100
Elevators	-	\$20,700	-	-	-	\$20,700
Plumbing	\$2,200	\$480,000	-	\$23,100	\$10,500	\$515,800
Fire Suppression	\$70,200	\$1,400	\$1,900	-	\$3,000	\$76,500
HVAC	-	-	-	\$131,500	\$93,800	\$225,300
Electrical	-	\$14,900	-	-	\$261,000	\$275,900
Fire Alarm & Comm	-	-	-	\$45,900	-	\$45,900
Equipment/Special	\$1,100	\$75,200	\$12,700	\$3,700	\$129,000	\$221,700
<b>TOTALS</b>	<b>\$73,500</b>	<b>\$696,400</b>	<b>\$61,200</b>	<b>\$338,800</b>	<b>\$984,800</b>	<b>\$2,154,700</b>

## 4. Portable Classroom Buildings A, B, C and E



### Portable Classroom Buildings A, B, C and E: Systems Summary

<b>Address</b>	36111 Bettencourt Street Newark, California	
<b>Constructed/ Renovated</b>	One built 1992, three built 1998	
<b>Building Size</b>	Four at 840 SQFT each	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Good
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, fabric panels Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--

<b>Portable Classroom Buildings A, B, C and E: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast-iron waste & venting	Fair
<b>HVAC</b>	Individual package wall units	Fair
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Fed from adjacent building with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	rotten siding at Portable C, aged roof coating, carpet replacement	

### Portable Classroom Buildings A, B, C and E: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$4,000	\$67,600	-	\$34,600	\$23,700	\$130,000
Roofing	\$53,000	\$18,700	-	\$71,200	\$120,900	\$263,900
Interiors	\$21,400	\$38,500	\$4,900	\$31,500	\$44,900	\$141,300
Plumbing	-	\$4,800	-	\$1,500	-	\$6,200
Fire Suppression	-	-	\$1,900	-	\$3,000	\$4,900
HVAC	-	\$44,300	-	-	\$69,100	\$113,400
Electrical	-	\$64,100	-	-	\$322,200	\$386,200
Fire Alarm & Comm	-	-	-	\$16,100	-	\$16,100
Equipment/Special	-	\$3,100	-	-	\$4,900	\$8,000
<b>TOTALS</b>	<b>\$78,400</b>	<b>\$241,100</b>	<b>\$6,800</b>	<b>\$154,900</b>	<b>\$588,700</b>	<b>\$1,070,000</b>



## 5. Site Summary



Site Information		
<b>Lot Size</b>	13 acres (estimated)	
<b>Parking Spaces</b>	65 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain-link fencing Playgrounds and sports courts with bleachers, fencing	Fair
<b>Landscaping &amp; Topography</b>	No significant landscaping features Irrigation present Flat site	Failed
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted: LED, CFL	Fair
<b>Ancillary Structures</b>	Pre-fabricated storage/shipping container	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 &amp; Findings</b>	Aged Pre-fabricated storage/shipping container, Failed Irrigation, tripping hazard	

### Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	-	\$11,800	-	-	\$18,400	\$30,200
Electrical	-	-	-	-	\$44,000	\$44,000
Pavement	\$6,700	\$274,500	-	\$17,200	\$43,000	\$341,300
Site Development	\$3,700	\$101,600	-	-	\$851,100	\$956,400
Landscaping	\$983,500	-	-	-	-	\$983,500
<b>TOTALS</b>	<b>\$993,900</b>	<b>\$387,900</b>	<b>-</b>	<b>\$17,200</b>	<b>\$956,500</b>	<b>\$2,355,400</b>



## 6. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 were observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in the 1964. The facility was significantly renovated in 2003. Complaints about accessibility issues have not been received by the property management. The property does not have associated pending litigation related to existing barriers or previously removed barriers.

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

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

## 7. 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.

### Definition of 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 *Immediate Repair* window but will not be pushed 'irresponsibly' (too far) into the future.

## 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.

## 8. Opinions of Probable Costs

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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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 9. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Lincoln Elementary, 36111 Bettencourt Street, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG.

Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** John Landry,  
Project Manager

**Reviewed by:** 

---

Kathleen Sullivan,,  
Technical Report Reviewer for  
Matthew Anderson  
Program Manager  
manderson@emgcorp.com 800.733.0660 x7613



## 10. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Accessibility Review
- Appendix D: Pre-Survey Questionnaire
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

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## **Appendix A: Photographic Record**

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#1	BUILDING 1
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#2	BUILDING 2
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#3	BUILDING 3
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#4	BUILDING 4
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#5	PORTABLE CLASSROOM A
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#6	PORTABLE CLASSROOM B
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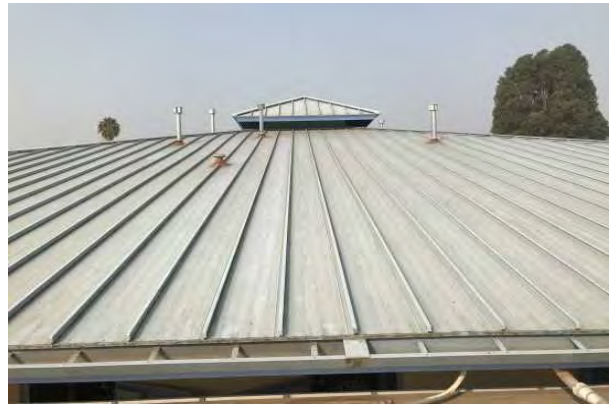
#7	PORTABLE CLASSROOM C
----	----------------------



#8	PORTABLE CLASSROOM E - FRONT
----	------------------------------



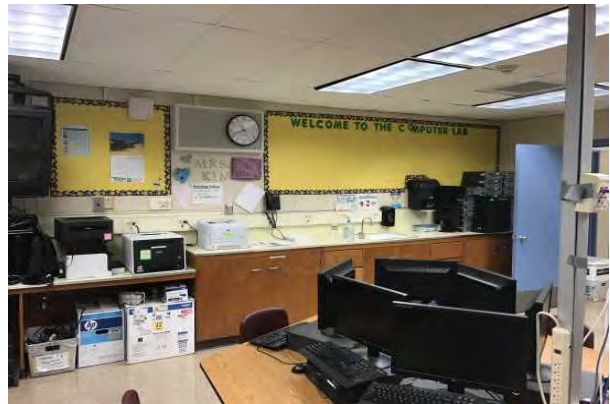
#9	ROOF - CANOPY
----	---------------



#10	ROOF - METAL
-----	--------------



#11	ROOF, TPO MEMBRANE
-----	--------------------



#12	COMPUTER LAB
-----	--------------



#13	GYMNASIUM
-----	-----------



#14	CORRIDOR
-----	----------



#15	STAGE
-----	-------



#16	LIBRARY
-----	---------



#17	STAFF BREAK ROOM
-----	------------------



#18	CLASSROOM
-----	-----------



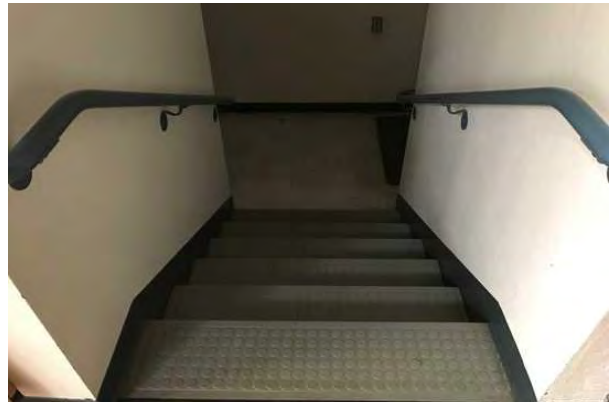
#19	OFFICE
-----	--------



#20	CLASSROOM
-----	-----------



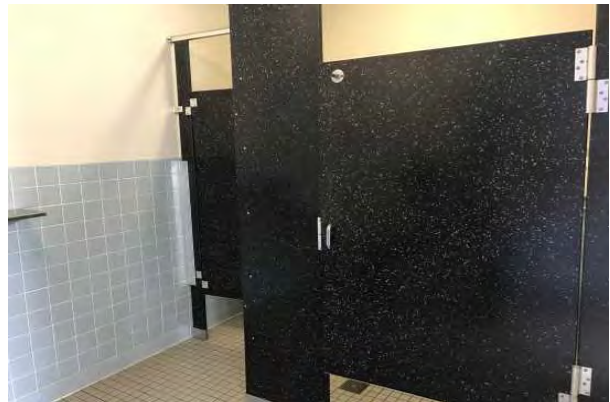
#21	PRESCHOOL
-----	-----------



#22	INTERIOR STAIR
-----	----------------



#23	RESTROOM
-----	----------



#24	RESTROOM
-----	----------



#25	MONUMENT SIGN
-----	---------------



#26	FENCES, METAL TUBE
-----	--------------------



#27	CHAIN LINK
-----	------------



#28	SIDEWALK
-----	----------



#29	PARKING LOT
-----	-------------



#30	PLAY STRUCTURE
-----	----------------



#31	SHIPPING CONTAINER
-----	--------------------



#32	WHEELCHAIR LIFT,
-----	------------------



#33	WATER HEATER
-----	--------------



#34	WATER HEATER
-----	--------------



#35	WATER HEATER
-----	--------------



#36	GREASE TRAP
-----	-------------





#37	BACKFLOW PREVENTER
-----	--------------------



#38	TOILET
-----	--------



#39	SINK/LAVATORY
-----	---------------



#40	CLASSROOM SINK
-----	----------------



#41	DRINKING FOUNTAIN
-----	-------------------



#42	EXHAUST FAN
-----	-------------



#43	SPLIT SYSTEM
-----	--------------



#44	SPLIT SYSTEM
-----	--------------



#45	HEAT PUMP, PACKAGED (RTU)
-----	---------------------------



#46	SPLIT SYSTEM
-----	--------------



#47	WALL HUNG PACKAGE UNIT
-----	------------------------



#48	SPLIT SYSTEM
-----	--------------



#49	HVAC CONTROLS
-----	---------------



#50	SPRINKLER
-----	-----------



#51	FIRE EXTINGUISHER
-----	-------------------



#52	FIRE ALARM CONTROL PANEL
-----	--------------------------



#53	SWITCHBOARD
-----	-------------



#54	COMMERCIAL KITCHEN
-----	--------------------



#55	ELECTRICAL DISTRIBUTION SYSTEM
-----	--------------------------------



#56	ELECTRICAL ROOM
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## Appendix B: Site Plan

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# Site Plan



**Project Name:**  
Lincoln Elementary School

**Project Number:**  
130098.18R000-007.354

**Source:**  
Google Earth

**On-Site Date:**  
11/15/2018

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## **Appendix C: Accessibility Review**

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**Original Lincoln ES Buildings 1,2 and 3: Accessibility Issues**

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

**Building 4 - Multi-Purpose: Accessibility Issues**

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





**Portable Classroom Buildings A, B, C and E: Accessibility Issues**

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

### Site Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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## **Appendix D: Pre-Survey Questionnaire**

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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## **Appendix E: Replacement Reserves**

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Replacement Reserves Report

8/14/2019

Summary table with columns for Location, Year (2019-2039), and Total Escalated Estimate. Rows include Lincoln Elementary School, Building 1, 2, 3, 4, Portables, and Site.

Lincoln Elementary School
\* Markup/LocatorFactor (1.17) has been included in unit costs.

Main table with columns: Uniformat Code, Location, Description, Lifespan (EUL), Age, RUL, Quantity, Unit, Unit Cost, Subtotal, and years 2019-2039. Includes a Deficiency Repair Estimate column.

Totals, Unescalated
Totals, Escalated (3.0% inflation, compounded annually)

\* Markup/LocatorFactor (1.17) has been included in unit costs.

Summary table for Lincoln Elementary School / Building 2, similar to the first table but for a specific building.











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## **Appendix F: Equipment Inventory List**

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1109993	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Convection Oven, Single, Replace; Lifespan:10	Vulcan	Quic-therm			KP-25,27,29	1	EA	2000	2021	\$5,078
1109992	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Steamer, Tabletop, Replace; Lifespan:10	Vulcan	SQ211E-24	No tag/plate found		KP-7,9,11	1	EA	2007	2021	\$6,344
1110533	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Salad Table, Replace; Lifespan:15	Precision	CST-2004	69113-0692			1	EA	1991	2021	\$4,302
1110002	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Dishwasher, Replace; Lifespan:10	Hobart	AM-15	23-1139-390			1	EA	2011	2021	\$19,662
1109966	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace; Lifespan:15	Traulsen	G12000	T42277G13		KP-23	1	EA	1994	2021	\$2,515
1109991	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Freezer, Chest, Replace; Lifespan:15	Beverage-Air	SM19N	Illegible			1	EA	1993	2021	\$1,568
1110535	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Salad Table, Replace; Lifespan:15	Precision	SUT-163	69020-0592			1	EA	1991	2021	\$4,302
1109984	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace; Lifespan:15	True	STA1RR189-1S	7958613			1	EA	1995	2021	\$2,515
1109982	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Food Warmer, Replace; Lifespan:15	Cres Cor	H137SUA12DSD	DBE-J342283-2			1	EA	1993	2021	\$1,552
1109965	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Convection Oven, Single, Replace; Lifespan:10	Montague	EK15B	L71-C09978			1	EA	1993	2021	\$5,078
1108805	Lincoln Elementary School / Portable	E1093 - Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace; Lifespan:15	Entree	CR1	0904CONH022229			1	EA	2004	2021	\$2,515
1110019	Lincoln Elementary School / Multi-Purpose	E1094 - Residential Appliances, Refrigerator, 14-18 CF, Replace; Lifespan:15	Kenmore	2539308015	BA21300302			1	EA	1992	2019	\$956
<b>Total</b>												<b>\$4,600,852</b>

















1109993	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Convection Oven, Single, Replace; Lifespan:10	Vulcan	Quic-therm			KP-25,27,29	1	EA	2000	2021	\$5,078
1109992	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Steamer, Tabletop, Replace; Lifespan:10	Vulcan	SQ211E-24	No tag/plate found		KP-7,9,11	1	EA	2007	2021	\$6,344
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1110002	Lincoln Elementary School / Multi-Purpose	E1093 - Commercial Kitchen, Dishwasher, Replace; Lifespan:10	Hobart	AM-15	23-1139-390			1	EA	2011	2021	\$19,662
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1108805	Lincoln Elementary School / Portable	E1093 - Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace; Lifespan:15	Entree	CR1	0904CONH022229			1	EA	2004	2021	\$2,515
1110019	Lincoln Elementary School / Multi-Purpose	E1094 - Residential Appliances, Refrigerator, 14-18 CF, Replace; Lifespan:15	Kenmore	2539308015	BA21300302			1	EA	1992	2019	\$956
<b>Total</b>												<b>\$4,600,852</b>

# FACILITY CONDITION ASSESSMENT

Prepared For  
AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



## PREPARED BY:

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Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)

## EMG CONTACT:

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[manderson@emgcorp.com](mailto:manderson@emgcorp.com)

## EMG PROJECT #:

130098.18R000-004.354

## DATE OF REPORT:

August 14, 2019

## ON SITE DATE:

November 6 and December 20, 2018

FACILITY CONDITION ASSESSMENT  
OF

MUSICK ELEMENTARY SCHOOL  
5735 MUSICK AVENUE  
NEWARK, CALIORNIAF 94560

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# 1 Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	5735 Musick Avenue, Newark, California 94560
Site Developed	1955, Phase I / 1956 Phase II / 1958 Phase III / 1991 Multipurpose Room Renovated / 2002 Portable Renovated 2001 - 2005
Number of Buildings	Nine and four portables
Date(s) of Visit	November 6, 2018
Management Point of Contact	Mr. Andrew Seymour 408.300.5160 phone aseymour@aedisarchitects.com email
On-site Point of Contact (POC)	same as above
Assessment & Report Prepared By	Kay van der Have
Reviewed By	Matt Anderson Program Manager manderson@emgcorp.com 800.733.0660 x6173

Building Summary			
Building	Use	Constructed	Area(SF)
1	Classrooms, Administration	1955	5,200
1A	Classrooms	1955	3,700
2	Classrooms	1955	4,600
2A	Classrooms	1955	3,900
3	Classrooms	1955	3,400
3A	Classrooms	1955	3,200
4 Multipurpose	Cafeteria	1991	7,700
5 Library	Library, Classrooms	1991	7,000

**Building Summary**

<b>Building</b>	<b>Use</b>	<b>Constructed</b>	<b>Area(SF)</b>
<b>6 Portables</b>	Classrooms, after school	1990 - 2010	4,800
<b>7 Portable</b>	Classrooms	2002	3,800
<b>Total</b>			47,300

**Other Tenant Spaces**

All of the property is occupied by Newark School District programs. There are no tenants leasing buildings or rooms at the school.

**Key Spaces Not Observed**

<b>Building Number</b>	<b>Area</b>	<b>Access Issue</b>
Some of the Portables		Locked

## Campus Findings & Deficiencies

### Historical Summary

This school was built in 1955. There were additions constructed in 1956, 1958 and 1991. The Portable classrooms were added in 2002. Portable classrooms were installed and removed throughout the years. From 2001 through 2005 the school underwent modernization that included HVAC, some ADA work and electrical upgrades.

### Architectural

The classroom building exterior walls have a stucco finish. In 2016 the sloped roofs were re-roofed with asphalt shingles and new TPO was installed over the multipurpose and library buildings. Roofs over the walkways are metal or modified bitumen, the walkway roofs are not new and replacement is anticipated.

The exteriors have recently been painted and look fresh. Condition of the interior finishes varies widely, short term replacement of half of the flooring and ceiling tiles is recommended and budgeted.

Evidence of termite activity was noted in two buildings, Building 2 and Building 4 Multipurpose.

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

The HVAC equipment varies in age from two to four years old, it reportedly works well and replacement is expected over the term. Adequate power is provided by the electric system, many panels are relatively new though approximately 25% are antiquated and these are budgeted to be replaced in the short term. Installing a fire sprinkler system throughout the campus is recommended and budgeted. It is likely that the original water piping is galvanized metal, at this time no problems have been reported, replacement is recommended and budgeted.

### Site

The sidewalks have been sectionally replaced as needed over the years. The parking lots have developed heavy surface wear and should be milled and overlaid. The playgrounds are generally in good condition.

### Recommended Additional Studies

Evidence of termite activity was noted in two buildings. An inspection of all wood framed buildings for termite activity by a licensed inspector is recommended and budgeted.

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

## 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 & Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other 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
Musick Elementary School / Building 1	\$503	5,200	\$2,615,600	2.0%	11.0%	14.0%	17.0%
Musick Elementary School / Building 1A	\$503	3,700	\$1,861,100	1.0%	12.0%	13.0%	17.0%
Musick Elementary School / Building 2	\$503	3,600	\$1,810,800	2.0%	2.0%	19.0%	23.0%
Musick Elementary School / Building 2A	\$503	3,900	\$1,961,700	1.0%	1.0%	15.0%	17.0%
Musick Elementary School / Building 3	\$503	3,400	\$1,710,200	0.0%	1.0%	12.0%	23.0%
Musick Elementary School / Building 3A	\$503	3,200	\$1,609,600	1.0%	1.0%	15.0%	17.0%
Musick Elementary School / Building 4, Multipurpose	\$364	7,700	\$2,802,800	2.0%	2.0%	21.0%	33.0%
Musick Elementary School / Building 5 Library, Classrooms	\$503	7,000	\$3,521,000	1.0%	1.0%	2.0%	6.0%
Musick Elementary School / Building 6, Portables	\$289	4,800	\$1,387,200	2.0%	5.0%	15.0%	21.0%
Musick Elementary School / Building 7, Modular Classrooms	\$289	3,800	\$1,098,200	3.0%	3.0%	4.0%	12.0%
Musick Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

## Immediate Needs

Facility/Building	Total Cost	Total Items
Building 1	\$0	0
Building 1A	\$0	0
Building 2	\$0	0
Building 2A	\$0	0
Building 3	\$0	0
Building 3A	\$0	0
Building 4, Multipurpose	\$0	0
Building 5 Library, Classrooms	\$0	0
Building 6, Portables	\$0	0
Building 7, Modular Classrooms	\$0	0
Musick Elementary School	\$0	0
Site	\$0	0
<b>Total :</b>	<b>\$0</b>	<b>0</b>

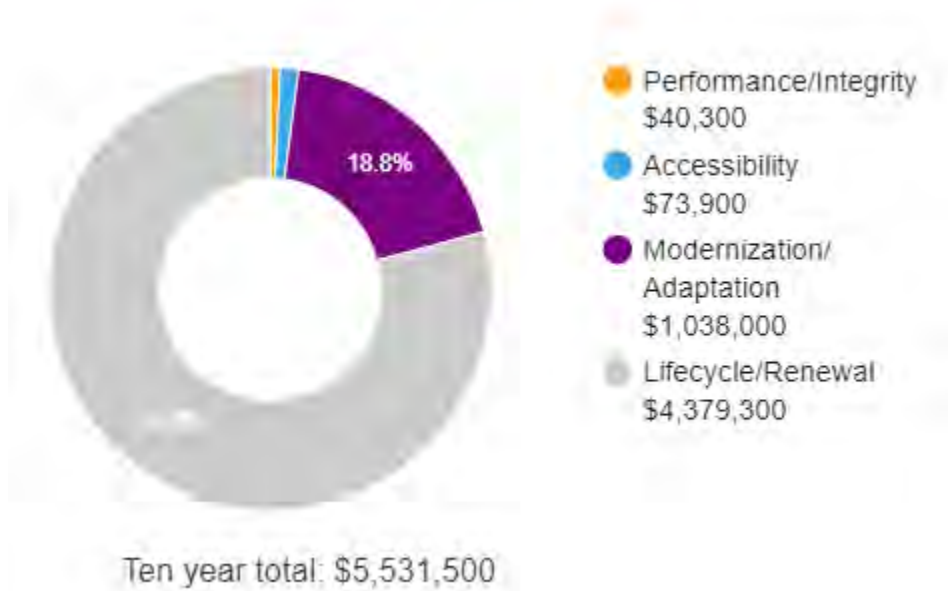
## Plan Types

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>	<ul style="list-style-type: none"> <li>■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.</li> </ul>
<b>Performance/Integrity</b>	<ul style="list-style-type: none"> <li>■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.</li> </ul>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>■ Improvements to air or water quality, including removal of hazardous materials from the building or site.</li> </ul>
<b>Retrofit/Adaptation</b>	<ul style="list-style-type: none"> <li>■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.</li> </ul>
<b>Lifecycle/Renewal</b>	<ul style="list-style-type: none"> <li>■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.</li> </ul>

## Plan Type Distribution (by Cost)



## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$43,300	\$58,400	\$164,900	\$800,800	\$1,067,500
Roofing	-	-	\$65,600	\$4,400	\$298,000	\$368,000
Interiors	-	\$110,400	\$190,300	\$373,300	\$575,600	\$1,249,700
Elevators	-	-	-	\$24,700	-	\$24,700
Plumbing	-	\$433,200	\$1,195,300	\$72,400	\$69,900	\$1,770,800
Fire Suppression	\$309,300	-	-	\$21,700	\$1,800	\$332,800
HVAC	-	\$69,800	\$114,900	-	\$1,055,400	\$1,240,100
Electrical	-	\$39,300	\$33,500	\$1,314,000	\$1,272,600	\$2,659,400
Fire Alarm & Comm	-	\$54,000	\$153,900	\$91,700	\$195,900	\$495,500
Equipment/Special	-	\$57,400	\$28,000	\$47,100	\$76,000	\$208,500
Site Lighting	-	-	-	-	\$79,600	\$79,600
Site Development	-	\$20,400	-	\$275,700	\$271,600	\$567,700
Pavement	-	\$72,400	-	\$79,200	\$21,100	\$172,800
Accessibility	\$9,700	-	-	-	-	\$9,700
Follow-up Studies	\$4,100	-	-	-	-	\$4,100
<b>TOTALS</b>	<b>\$323,100</b>	<b>\$900,200</b>	<b>\$1,839,900</b>	<b>\$2,469,100</b>	<b>\$4,718,300</b>	<b>\$10,250,900</b>

## 2 Building 1



### Building 1, Administration & Classrooms 1 - 4: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1955	
<b>Building Size</b>	5,200 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood frame structure with steel columns on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows. The lower glass panels have been replaced with aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board, laminated paneling & vinyl Floors: VCT, Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper/galvanized supply and cast iron waste & venting	Fair

## Building 1, Administration & Classrooms 1 - 4: Systems Summary

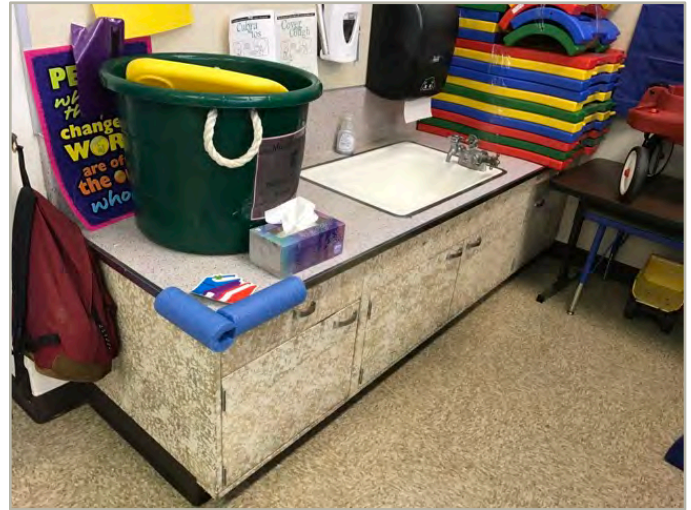
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Outdated supply piping, Missing fire suppression Environmental engineering survey due to possibility of termites	



### Building 1, Administration & Classrooms 1 - 4: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$26,700	\$89,500	\$116,100
Roofing	-	-	-	-	-	-
Interiors	-	-	\$13,900	\$59,300	\$49,100	\$122,400
Plumbing	-	\$251,300	\$6,100	\$1,900	\$16,000	\$275,300
Fire Suppression	\$38,000	-	-	\$3,400	-	\$41,400
HVAC	-	\$13,100	-	-	\$88,200	\$101,300
Electrical	-	-	-	\$1,000	\$143,700	\$144,700
Fire Alarm & Comm	-	-	\$48,800	-	\$46,000	\$94,800
Follow-up Studies	\$4,100	-	-	-	-	\$4,100
<b>TOTALS</b>	<b>\$42,100</b>	<b>\$264,400</b>	<b>\$68,800</b>	<b>\$92,300</b>	<b>\$432,500</b>	<b>\$900,100</b>

### 3 Building 1A, Classrooms 5 - 7



#### Building 1A, Classrooms 5 - 7: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1955	
<b>Building Size</b>	3,700 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood frame structure with steel columns on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows. The lower glass panels have been replaced with aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board & vinyl Floors: VCT, epoxy coating Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

## Building 1A, Classrooms 5 - 7: Systems Summary

<b>Plumbing</b>	Copper/galvanized supply and cast iron waste & venting No hot water	Fair
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Outdated supply piping, Missing fire suppression Possibility of termites	

### Building 1A, Classrooms 5 - 7: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$23,800	\$132,400	\$156,200
Roofing	-	-	-	-	-	-
Interiors	-	\$3,300	\$22,600	\$47,500	\$47,400	\$120,800
Plumbing	-	\$178,800	\$5,100	\$11,000	\$18,500	\$213,400
Fire Suppression	\$27,100	-	-	\$2,200	-	\$29,200
HVAC	-	-	-	-	\$69,400	\$69,400
Electrical	-	\$9,800	-	-	\$98,200	\$108,000
Fire Alarm & Comm	-	-	-	-	\$23,600	\$23,600
<b>TOTALS</b>	<b>\$27,100</b>	<b>\$191,900</b>	<b>\$27,700</b>	<b>\$84,500</b>	<b>\$389,500</b>	<b>\$720,600</b>

## 4 Building 2, Classrooms 12 - 14



### Building 2, Classrooms 12 - 14: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1955	
<b>Building Size</b>	3,600 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood frame structure with steel columns on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows. The lower glass panel has been replaced with aluminum	Good
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board, acoustical tile, cultured marble, & vinyl Floors: VCT, Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

### Building 2, Classrooms 12 - 14: Systems Summary

<b>Plumbing</b>	Copper/galvanized supply and cast iron waste & venting No hot water	Fair
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, Emergency: None	--
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations and exit signs	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Outdated supply piping, Missing fire suppression Sanitary drains back up Possibility of termites	

### Building 2, Classrooms 12 - 14: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$16,400	-	\$132,800	\$149,200
Roofing	-	-	-	-	-	-
Interiors	-	\$26,100	\$11,400	\$40,600	\$65,700	\$143,800
Plumbing	-	-	\$245,100	\$22,700	\$8,200	\$276,000
Fire Suppression	\$33,600	-	-	\$2,200	-	\$35,800
HVAC	-	-	-	-	\$59,600	\$59,600
Electrical	-	\$9,500	-	-	\$173,100	\$182,600
Fire Alarm & Comm	-	\$26,000	-	-	\$44,400	\$70,300
Equipment/Special	-	\$14,300	-	-	-	\$14,300
<b>TOTALS</b>	<b>\$33,600</b>	<b>\$75,900</b>	<b>\$272,900</b>	<b>\$65,500</b>	<b>\$483,800</b>	<b>\$931,600</b>

## 5 Building 2A, Classrooms 8 - 11



### Building 2A, Classrooms 8-11: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1955	
<b>Building Size</b>	3,900 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood frame structure with steel columns on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows. The lower glass panels have been replaced with aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board ,acoustical tile, & vinyl Floors: VCT, Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--



## Building 2A, Classrooms 8-11: Systems Summary

<b>Plumbing</b>	Copper/galvanized supply and cast iron waste & venting No hot water	Fair
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, Emergency: None	--
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations, and exit signs	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Outdated supply piping, Missing fire suppression Sanitary drains back up Possibility of termites	

### Building 2A, Classrooms 8-11: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$16,200	\$130,000	\$146,200
Interiors	-	\$37,500	\$2,000	\$13,000	\$81,400	\$133,800
Plumbing	-	-	\$200,000	\$2,800	-	\$202,800
Fire Suppression	\$28,500	-	-	\$2,100	-	\$30,600
HVAC	-	-	-	-	\$67,800	\$67,800
Electrical	-	-	-	\$7,200	\$122,900	\$130,100
Fire Alarm & Comm	-	-	\$16,100	-	\$3,300	\$19,400
Equipment/Special	-	\$14,300	-	-	-	\$14,300
<b>TOTALS</b>	<b>\$28,500</b>	<b>\$51,800</b>	<b>\$218,100</b>	<b>\$41,300</b>	<b>\$405,400</b>	<b>\$745,000</b>

## 6 Building 3, Classrooms 18 - 20



### Building 3, Classrooms 18 - 20: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1955	
<b>Building Size</b>	3,400 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood frame structure with steel columns on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows. The lower glass panels have been replaced with aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board, acoustical tile, cultured marble, & vinyl Floors: VCT, epoxy coating Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

### Building 3, Classrooms 18 - 20: Systems Summary

<b>Plumbing</b>	Copper/galvanized supply and cast iron waste & venting No hot water	Fair
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, Emergency: None	--
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations, and exit signs	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Outdated supply piping, Missing fire suppression Sanitary drains back up Possibility of termites	

### Building 3, Classrooms 18 - 20: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$14,900	\$92,300	\$107,200
Roofing	-	-	-	-	-	-
Interiors	-	\$14,500	\$2,400	\$69,400	\$57,600	\$143,900
Plumbing	-	-	\$174,300	\$16,100	\$6,000	\$196,500
Fire Suppression	-	-	-	\$2,100	-	\$2,100
HVAC	-	-	-	-	\$60,400	\$60,400
Electrical	-	\$9,800	-	\$92,200	\$28,100	\$130,200
Fire Alarm & Comm	-	-	-	\$16,200	\$2,800	\$19,100
Equipment/Special	-	\$14,300	-	-	-	\$14,300
Site Lighting	-	-	-	-	\$5,400	\$5,400
<b>TOTALS</b>	-	<b>\$38,600</b>	<b>\$176,700</b>	<b>\$210,900</b>	<b>\$252,600</b>	<b>\$679,100</b>

## 7 Building 3A, Classrooms 15 - 17



### Building 3A, Classrooms 15 – 17: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1955	
<b>Building Size</b>	3,200 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood frame structure with steel columns on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows. The lower glass panels have been replaced with aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board & vinyl Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

### Building 3A, Classrooms 15 – 17: Systems Summary

<b>Plumbing</b>	Copper/galvanized supply and cast iron waste & venting No hot water	Fair
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, Emergency: None	--
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations, and exit signs	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Outdated supply piping, Missing fire suppression Sanitary drains back up Possibility of termites	

### Building 3A, Classrooms 15 – 17: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$14,000	\$89,200	\$103,300
Roofing	-	-	-	-	-	-
Interiors	-	\$11,300	\$28,100	\$5,800	\$80,700	\$125,900
Plumbing	-	-	\$164,100	\$7,100	\$2,400	\$173,600
Fire Suppression	\$23,400	-	-	-	\$1,800	\$25,200
HVAC	-	-	-	-	\$52,400	\$52,400
Electrical	-	-	-	\$4,400	\$82,000	\$86,400
Fire Alarm & Comm	-	\$12,800	-	-	\$2,700	\$15,600
Equipment/Special	-	\$14,300	-	-	-	\$14,300
Site Lighting	-	-	-	-	\$10,800	\$10,800
<b>TOTALS</b>	<b>\$23,400</b>	<b>\$38,400</b>	<b>\$192,200</b>	<b>\$31,300</b>	<b>\$322,000</b>	<b>\$607,500</b>



## 8 Building 4, Multipurpose



### Building 4, Multipurpose: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1991	
<b>Building Size</b>	7,700 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete cast in place, on a concrete slab, wood framed roof	Fair
<b>Façade</b>	Painted concrete with steel windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted concrete, wood, painted gypsum board Floors: VCT, ceramic tile, Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	Wheelchair lift	Fair

<b>Building 4, Multipurpose: Systems Summary</b>		
<b>Plumbing</b>	Copper/galvanized supply and cast iron waste & venting Gas water heater	Fair
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, incandescent Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	--
<b>Equipment/Special</b>	Commercial kitchen equipment	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Outdated supply piping, Missing fire suppression Sanitary drains back up Possibility of termites	

### Building 4, Multipurpose: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$23,400	\$50,100	\$50,100	\$123,600
Roofing	-	-	-	-	\$2,000	\$2,000
Interiors	-	\$4,600	\$50,000	\$12,700	\$90,000	\$157,300
Elevators	-	-	-	\$24,700	-	\$24,700
Plumbing	-	-	\$398,700	\$7,900	\$4,200	\$410,800
Fire Suppression	\$56,300	-	-	\$2,700	-	\$59,000
HVAC	-	\$56,700	\$69,300	-	\$199,800	\$325,900
Electrical	-	\$10,200	\$21,000	\$12,400	\$235,100	\$278,700
Fire Alarm & Comm	-	-	\$60,200	-	\$64,400	\$124,600
Equipment/Special	-	-	\$28,000	\$47,100	\$76,000	\$151,100
Site Lighting	-	-	-	-	\$10,500	\$10,500
<b>TOTALS</b>	<b>\$56,300</b>	<b>\$71,500</b>	<b>\$650,600</b>	<b>\$157,600</b>	<b>\$732,100</b>	<b>\$1,668,200</b>

## 9 Building 5, Library/Classrooms 21 - 23



### Building 5, Library/ Classrooms 21 - 23: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	2000	
<b>Building Size</b>	7,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab/ with raised floor	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile & vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Building 5, Library/ Classrooms 21 - 23: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas water heater	Fair
<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL, Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Missing fire suppression	

### Building 5, Library/ Classrooms 21 - 23: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	\$19,000	\$19,000
Roofing	-	-	-	-	\$290,100	\$290,100
Interiors	-	-	\$29,100	\$64,400	\$55,400	\$148,800
Plumbing	-	\$3,000	-	\$2,900	\$12,900	\$18,800
Fire Suppression	\$51,200	-	-	\$3,300	-	\$54,500
HVAC	-	-	-	-	\$100,000	\$100,000
Electrical	-	-	\$5,800	\$37,600	\$193,700	\$237,100
Fire Alarm & Comm	-	-	\$28,900	\$30,100	\$5,800	\$64,800
Site Lighting	-	-	-	-	\$47,400	\$47,400
<b>TOTALS</b>	<b>\$51,200</b>	<b>\$3,000</b>	<b>\$63,800</b>	<b>\$138,300</b>	<b>\$724,300</b>	<b>\$980,500</b>

## 10 Building 6, Portables



### Building 6, Portables: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1990 - 2006	
<b>Building Size</b>	4,800 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Lightweight metal framing	Fair
<b>Façade</b>	Painted T-111 with aluminum windows	Poor
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: painted surfaces Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	Fair

## Building 6, Portables: Systems Summary

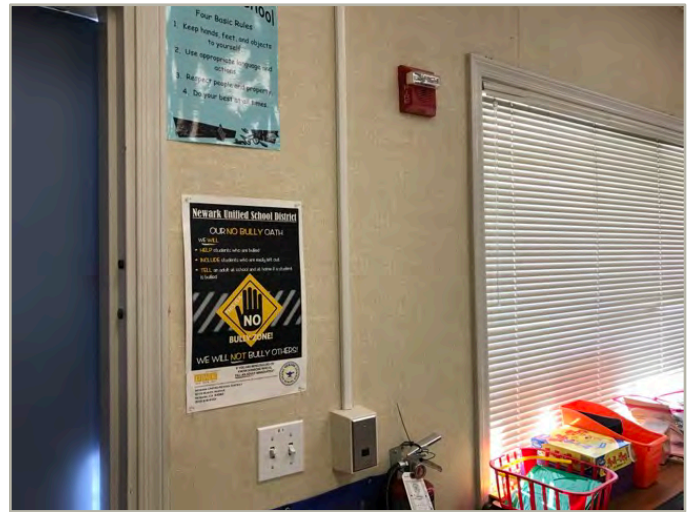
<b>Plumbing</b>	Copper supply and cast iron waste & venting No hot water	Fair
<b>HVAC</b>	Individual heat pump units	Fair
<b>Fire Suppression</b>	hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, Emergency: None	--
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations and exit signs	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Missing fire suppression T-111 rot and deterioration	



### Building 6, Portables: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$43,300	-	\$19,200	\$9,600	\$72,100
Roofing	-	-	\$65,600	\$1,600	\$2,100	\$69,300
Interiors	-	\$11,100	\$30,900	\$4,200	\$48,400	\$94,600
Plumbing	-	-	\$1,800	-	\$1,800	\$3,600
Fire Suppression	\$23,400	-	-	\$2,200	-	\$25,600
HVAC	-	-	\$45,600	-	\$71,000	\$116,600
Electrical	-	-	\$6,700	\$38,400	\$96,200	\$141,400
Fire Alarm & Comm	-	-	-	\$14,000	\$2,700	\$16,700
<b>TOTALS</b>	<b>\$23,400</b>	<b>\$54,400</b>	<b>\$150,600</b>	<b>\$79,600</b>	<b>\$231,800</b>	<b>\$539,900</b>

# 11 Building 7, Portable Classrooms 27 - 30



## Building 7, Portable Classrooms 27 - 30: Systems Summary

<b>Address</b>	5735 Musick Avenue, Newark, California	
<b>Constructed/ Renovated</b>	2002	
<b>Building Size</b>	3,800 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional metal stud frame structure on concrete slab	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: vinyl Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--

<b>Building 7, Portable Classrooms 27 - 30: Systems Summary</b>		
<b>Plumbing</b>	None	--
<b>HVAC</b>	Individual heat pump units	Fair
<b>Fire Suppression</b>	fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	Missing fire suppression	

**Building 7, Portable Classrooms 27 - 30: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	-	\$18,700	-	\$55,800	\$74,500
Roofing	-	-	-	\$2,800	\$3,800	\$6,600
Interiors	-	\$1,900	-	\$56,400	-	\$58,300
Fire Suppression	\$27,800	-	-	\$1,600	-	\$29,400
HVAC	-	-	-	-	\$286,700	\$286,700
Electrical	-	-	-	\$14,900	\$99,500	\$114,400
Fire Alarm & Comm	-	\$15,200	-	\$31,300	-	\$46,500
<b>TOTALS</b>	<b>\$27,800</b>	<b>\$17,100</b>	<b>\$18,700</b>	<b>\$107,000</b>	<b>\$445,800</b>	<b>\$616,400</b>

## 12 Site Summary



Site Information		
<b>Lot Size</b>	7.4 acres (estimated)	
<b>Parking Spaces</b>	27 total spaces all in open lots; one of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain link fencing, no dumpster enclosures Asphalt and wood chip playgrounds Limited park benches, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features Irrigation not present No retaining walls Low to flat site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED, HPS, CFL	Fair
<b>Ancillary Structures</b>	None	--

## Site Information

<b>Accessibility</b>	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C.
<b>Key Issues &amp; Findings</b>	Alligator cracking and potholes, significant sidewalk trip hazards,

## Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Electrical	-	-	-	\$1,105,800	-	\$1,105,800
Site Lighting	-	-	-	-	\$5,400	\$5,400
Site Development	-	\$20,400	-	\$275,700	\$271,600	\$567,700
Pavement	-	\$72,400	-	\$79,200	\$21,100	\$172,800
<b>TOTALS</b>	-	<b>\$92,800</b>	-	<b>\$1,460,700</b>	<b>\$298,100</b>	<b>\$1,851,700</b>

## 13 ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 1955. The facility was partially renovated between 2001 and 2005. Complaints about accessibility issues have not been received by the property management. It was unknown if the property has associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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

## 14 Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<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.



## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## 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

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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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 16 Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Musick Elementary School, 5735 Musick Avenue, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** Kay van der Have, Architect,  
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**Reviewed by:**



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## 17 Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plans
- Appendix C: Accessibility Review
- Appendix D: Pre-Survey Questionnaire
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

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## **Appendix A: Photographic Record**

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#1	FRONT ELEVATION
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#2	FRONT ELEVATION
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#3	END ELEVATION OF CLASSROOM BUILDINGS
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#4	REAR ELEVATION CLASSROOM BUILDINGS
----	------------------------------------



#5	CHILDCARE PORTABLE
----	--------------------



#6	PORTABLES
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#7	MODULAR CLASSROOM BUILDING
----	----------------------------



#8	END ELEVATION OF MODULAR CLASSROOM BUILDING
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#9	CLASSROOM WING OF LIBRARY BUILDING
----	------------------------------------



#10	MULTIPURPOSE BUILDING
-----	-----------------------



#11	MULTIPURPOSE BUILDING
-----	-----------------------



#12	DUMPSTER AREA
-----	---------------





#13	SWITCHGEAR
-----	------------



#14	GAS METERS
-----	------------



#15	ASPHALT PAVING
-----	----------------



#16	CONCRETE WALKWAY
-----	------------------



#17	STRUCTURE, STEEL COLUMNS
-----	--------------------------



#18	TPO ROOFING
-----	-------------



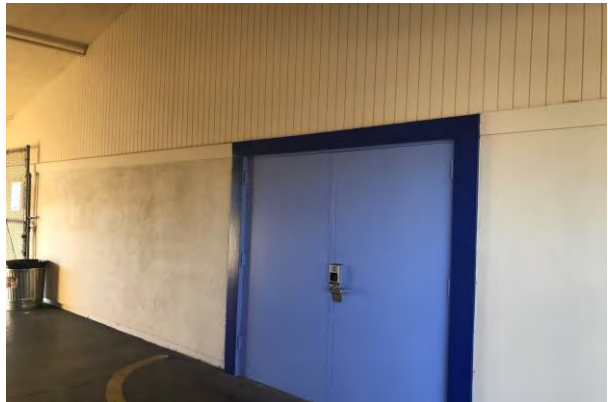
#19	ASPHALT SHINGLES
-----	------------------



#20	METAL ROOF AT MODULAR BUILDING
-----	--------------------------------



#21	STUCCO WALL
-----	-------------



#22	STUCCO & WOOD SIDING, FIBERGLASS DOORS
-----	---



#23	T-111 WALLS
-----	-------------



#24	ALUMINUM WINDOWS
-----	------------------



#25	ALUMINUM WINDOWS
-----	------------------



#26	HVAC AND VENTILATION
-----	----------------------



#27	HVAC
-----	------



#28	ELECTRICAL DISTRIBUTION
-----	-------------------------



#29	ELECTRICAL DISTRIBUTION
-----	-------------------------



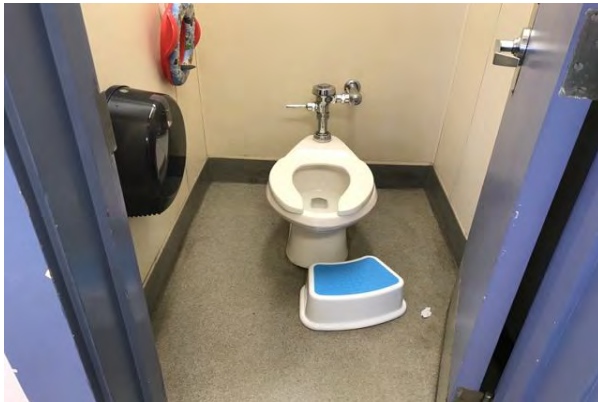
#30	OLD DISTRIBUTION PANEL
-----	------------------------



#31	MPR STAFF RESTROOM
-----	--------------------



#32	TOILET
-----	--------



#33	TOILET
-----	--------



#34	SINK/LAVATORY
-----	---------------



#35	URINAL
-----	--------



#36	DRINKING FOUNTAIN
-----	-------------------



#37	WATER HEATER, GAS
-----	-------------------



#38	WHEELCHAIR LIFT
-----	-----------------



#39	FIRE ALARM CONTROL PANEL
-----	--------------------------



#40	FIRE ALARM SYSTEM
-----	-------------------



#41	FIRE EXTINGUISHER
-----	-------------------



#42	OFFICE
-----	--------



#43	MULTIPURPOSE ROOM
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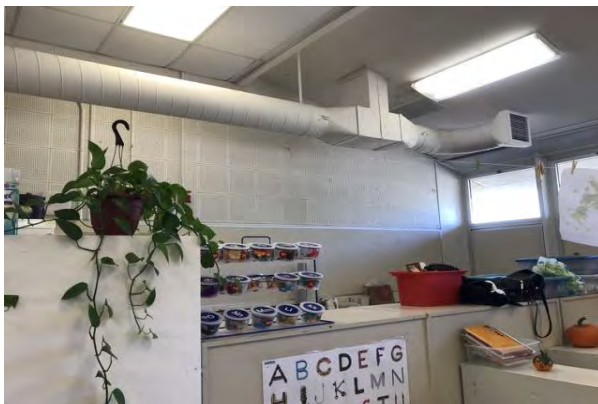
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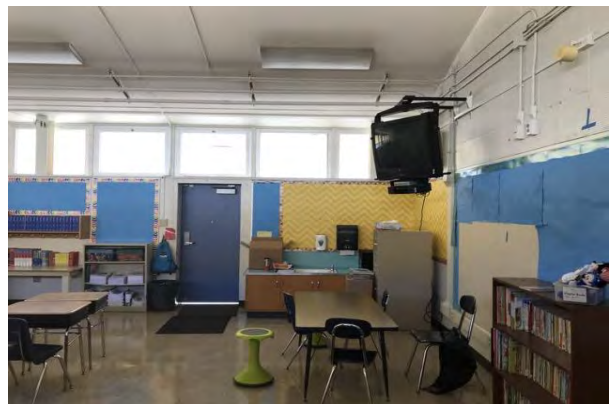
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#46	CLASSROOM
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#47	CLASSROOM
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#48	CLASSROOM
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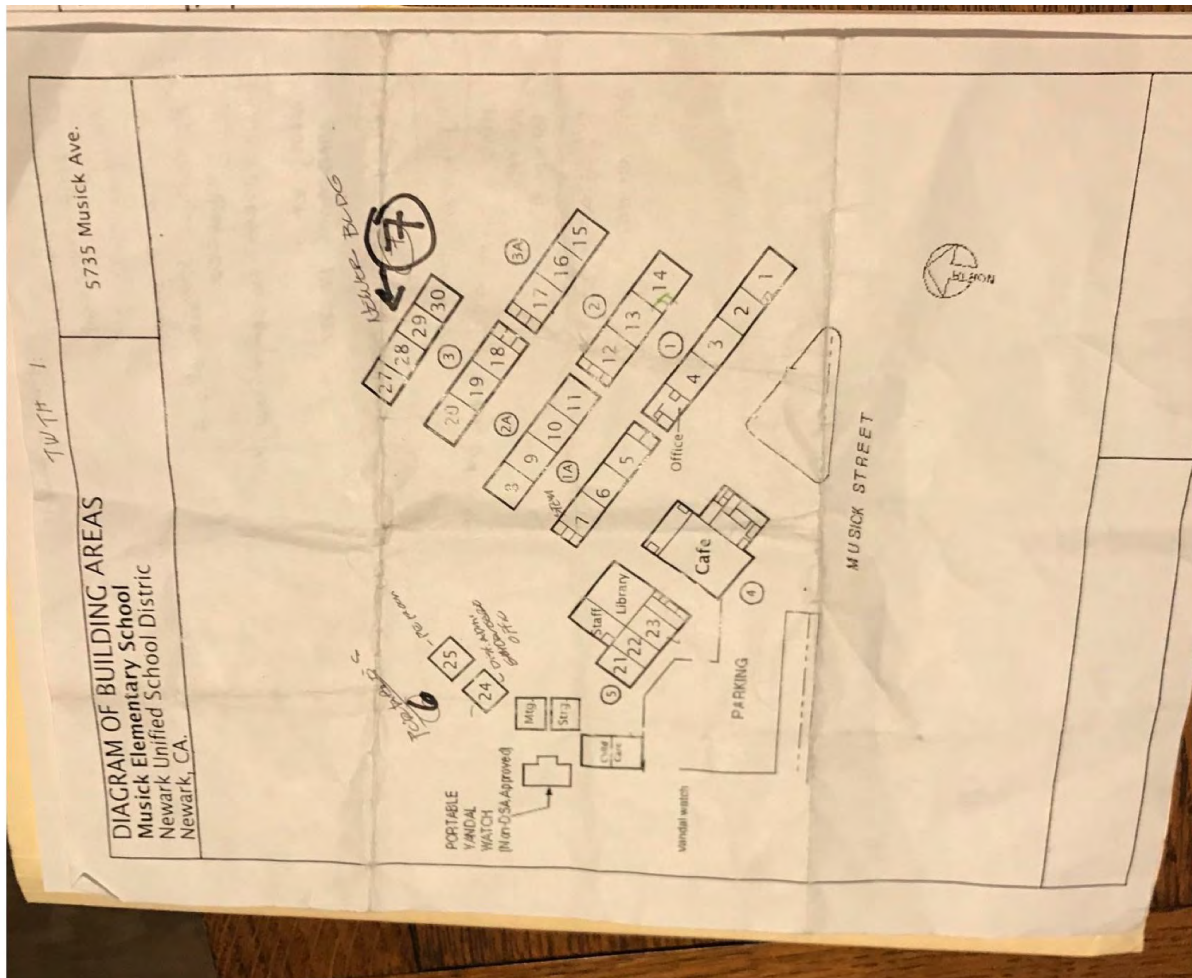
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## Appendix B: Site Plans

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### Site Plan



SOURCE:

Client Supplied Material



ON-SITE DATE:

November 6 and  
December 20, 2018





## Aerial Site Plan



SOURCE:

Google Maps: Imagery ©2018 Google, Map data ©2018Google



ON-SITE DATE:

November 6 and  
December 20, 2018

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## **Appendix C: Accessibility Review**

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**Building 1: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 1 A: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 2: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 2 A: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 3: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 3: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 3 A: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 4, Multipurpose: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Kitchens</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 5, Library/Classrooms: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 6, Portables: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Building 7, Portable Classrooms: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Site Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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## **Appendix D: Pre-Survey Questionnaire**

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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## **Appendix E: Replacement Reserves**

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Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate					
G2045	Site	Site Furnishings, Bike Rack, Replace		25	10	15	5	EA		\$1,275.30	\$6,377																							\$6,377	\$6,377			
G2045	Site	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace		20	0	20	10	EA		\$1,628.06	\$16,281																								\$16,281	\$16,281		
G2047	Site	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe		5	2	3	42000	SF		\$0.45	\$18,698				\$18,698																					\$18,698	\$74,791	
G2047	Site	Play Structure, Small, Replace		20	12	8	1	EA		\$22,200.75	\$22,201																									\$22,201	\$22,201	
G2047	Site	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay		25	15	10	42000	SF		\$3.84	\$161,179																										\$161,179	\$161,179
G2047	Site	Play Structure, Pre-School, Replace		20	8	12	1	EA		\$8,880.30	\$8,880																										\$8,880	\$8,880
G2047	Site	Play Structure, Medium, Replace		20	8	12	1	EA		\$46,806.58	\$46,807																										\$46,807	\$46,807
G4021	Parking lot	Pole Light, 80 - 100 WATT, Replace/Install		20	2	18	1	EA		\$3,183.57	\$3,184																										\$3,184	\$3,184
<b>Totals, Unescalated</b>												\$0	\$63,180	\$0	\$25,367	\$0	\$0	\$0	\$63,474	\$47,568	\$0	\$983,994	\$0	\$55,687	\$25,367	\$0	\$6,377	\$0	\$5,910	\$28,550	\$0	\$62,689	\$1,368,161					
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$65,075	\$0	\$27,719	\$0	\$0	\$0	\$78,065	\$60,257	\$0	\$1,322,405	\$0	\$79,396	\$37,252	\$0	\$9,934	\$0	\$9,768	\$48,605	\$0	\$113,223	\$1,851,701					

\* Markup/LocationFactor (1.17) has been included in unit costs.

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## **Appendix F: Equipment Inventory List**

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3	1143475	D4031	Fire Extinguisher		Musick Elementary School / Building 4, Multipurpose	Throughout							5
4	1143482	D4031	Fire Extinguisher		Musick Elementary School / Building 6, Portables	Throughout							4
5	1143483	D4031	Fire Extinguisher		Musick Elementary School / Building 7, Modular Classrooms	Throughout							3
6	1143311	D4031	Fire Extinguisher		Musick Elementary School / Building 1A								4
7	1143468	D4031	Fire Extinguisher		Musick Elementary School / Building 3	Throughout							4
8	1137880	D4031	Fire Extinguisher		Musick Elementary School / Building 3A	Classrooms			2015				3
9	1137858	D4031	Fire Extinguisher		Musick Elementary School / Building 2A	Throughout building							4
10	1137774	D4031	Fire Extinguisher		Musick Elementary School / Building 1	Throughout building							6

### D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1140273	D5012	Building/Main Switchgear	1200 AMP	Musick Elementary School / Site	Site						
2	1140276	D5012	Building/Main Switchgear [Msb]	1200 AMP	Musick Elementary School / Site	Site						
3	1140270	D5012	Building/Main Switchgear [Msb]	2000 AMP	Musick Elementary School / Site	Site						
4	1140155	D5012	Distribution Panel	125 AMP	Musick Elementary School / Building 6, Portables	Childcare						3
5	1139913	D5012	Distribution Panel	200 AMP	Musick Elementary School / Building 3	Building exterior						
6	1140048	D5012	Distribution Panel	225 AMP	Musick Elementary School / Building 5 Library, Classrooms	Utility closet						
7	1140033	D5012	Distribution Panel	225 AMP	Musick Elementary School / Building 5 Library, Classrooms	Utility closet						
8	1140049	D5012	Distribution Panel	400 AMP	Musick Elementary School / Building 5 Library, Classrooms	Utility closet						
9	1139953	D5012	Distribution Panel [6]	400 AMP	Musick Elementary School / Building 7, Modular Classrooms	Room 28	Square D					
10	1137777	D5012	Distribution Panel [B]	125 AMP	Musick Elementary School / Building 1	Room one	Industrial Electric	No tag/plate found	No tag/plate found			
11	1140159	D5012	Distribution Panel [cc1]	125 AMP	Musick Elementary School / Building 6, Portables	Throughout						
12	1137813	D5012	Distribution Panel [D]	200 AMP	Musick Elementary School / Building 1A	Building exterior	Zinsco	Inaccessible	Inaccessible			
13	1137840	D5012	Distribution Panel [E]	200 AMP	Musick Elementary School / Building 2	Building exterior	Zinsco	Inaccessible	Inaccessible			
14	1139959	D5012	Distribution Panel [K2]	200 AMP	Musick Elementary School / Building 4, Multipurpose	Kitchen	Square D					
15	1140001	D5012	Distribution Panel [M]	125 AMP	Musick Elementary School / Building 4, Multipurpose	Stage	Industrial Electric					
16	1139962	D5012	Distribution Panel [N]	400 AMP	Musick Elementary School / Building 4, Multipurpose	Utility closet	Industrial Electric					
17	1140004	D5012	Distribution Panel [Panel K]	250 AMP	Musick Elementary School / Building 4, Multipurpose	Kitchen						
18	1137854	D5012	Distribution Panel [PP2]	225 AMP	Musick Elementary School / Building 2	Utility closet	Industrial Electric	Illegible	Illegible	2002		
19	1139916	D5012	Distribution Panel [PP3]	225 AMP	Musick Elementary School / Building 3	Utility closet	Industrial Electric	PIU	042227-0012	2002		
20	1139964	D5012	Distribution Panel [Pp4]	225 AMP	Musick Elementary School / Building 4, Multipurpose	Staff room						
21	1137846	D5012	Distribution Panel [RP 2]	225 AMP	Musick Elementary School / Building 2	Utility closet	Industrial Electric	PIU	042227-0021	2002		
22	1139925	D5012	Distribution Panel [RP3]	225 AMP	Musick Elementary School / Building 3	Utility closet	Industrial Electric	PIU	042227-0024	2002		
23	1139976	D5012	Distribution Panel [Rp4]	225 AMP	Musick Elementary School / Building 4, Multipurpose	Staff room						
24	1137753	D5022	Compact Fluorescent Lighting Fixture w/ Electronic Ballast	160 WATT	Musick Elementary School / Building 1	Building exterior						5
25	1137899	D5022	Flood Light		Musick Elementary School / Building 3A	Building exterior						3
26	1139969	D5022	Flood Light		Musick Elementary School / Building 4, Multipurpose	Building exterior						10
27	1137866	D5022	Flood Light		Musick Elementary School / Building 2A	Building exterior						5
28	1140162	D5022	Flood Light		Musick Elementary School / Building 6, Portables	Building exterior						4
29	1139905	D5022	Flood Light		Musick Elementary School / Building 3	Building exterior						8
30	1137796	D5022	Fluorescent Lighting Fixture		Musick Elementary School / Building 1A							7
31	1139942	D5022	LED Lighting Fixture	20 WATT	Musick Elementary School / Building 7, Modular Classrooms	Building exterior						6
32	1137773	D5022	LED Lighting Fixture	20 WATT	Musick Elementary School / Building 1	Building exterior						
33	1140052	D5022	Light Dimming Panel		Musick Elementary School / Building 5 Library, Classrooms	Utility closet						
34	1140003	D5037	Fire Alarm Control Panel		Musick Elementary School / Building 4, Multipurpose	Staff room						
35	1137755	D5037	Fire Alarm Control Panel		Musick Elementary School / Building 1	Office						
36	1139956	D5037	Fire Alarm Control Panel		Musick Elementary School / Building 7, Modular Classrooms	Room 29						
37	1137831	D5037	Fire Alarm Control Panel		Musick Elementary School / Building 2	Utility closet						
38	1140051	D5037	Fire Alarm Control Panel		Musick Elementary School / Building 5 Library, Classrooms	Utility closet						
39	1139960	D5092	Emergency Lighting Pack		Musick Elementary School / Building 4, Multipurpose	Cafeteria room						
40	1140165	D5092	Emergency Lighting Pack		Musick Elementary School / Building 6, Portables	Throughout						6

### E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1139983	E1093	Commercial Dishwasher		Musick Elementary School / Building 4, Multipurpose	Kitchen						
2	1139986	E1093	Commercial Food Warmer		Musick Elementary School / Building 4, Multipurpose	Kitchen						
3	1139974	E1093	Commercial Food Warmer		Musick Elementary School / Building 4, Multipurpose	Kitchen						2
4	1140007	E1093	Commercial Freezer, 1-Door Reach-In		Musick Elementary School / Building 4, Multipurpose	Kitchen						
5	1140000	E1093	Commercial Refrigerator, 1-Door Reach-In		Musick Elementary School / Building 4, Multipurpose	Kitchen						
6	1139992	E1093	Commercial Refrigerator, 2-Door Reach-In		Musick Elementary School / Building 4, Multipurpose	Kitchen						
7	1139972	E1093	Commercial Steamer, Freestanding		Musick Elementary School / Building 4, Multipurpose	Kitchen						2

### G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1140285	G4021	Pole Light	80 - 100 WATT	Musick Elementary School / Site	Parking lot						

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2	1139994	G4021	<b>Pole Light</b>	80 - 100 WATT	Musick Elementary School / Building 4, Multipurpose	Roof		2
3	1140039	G4021	<b>Pole Light</b>	80 - 100 WATT	Musick Elementary School / Building 5 Library, Classrooms	Roof		
4	1139899	G4021	<b>Pole Light</b>	80 - 100 WATT	Musick Elementary School / Building 3	Roof	2016	
5	1137894	G4021	<b>Pole Light</b>	80 - 100 WATT	Musick Elementary School / Building 3A	Roof		2
6	1140025	G4021	<b>Pole Light</b>	80 - 100 WATT	Musick Elementary School / Building 5 Library, Classrooms	Building exterior		8

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# FACILITY CONDITION ASSESSMENT

Prepared for:  
AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



FACILITY CONDITION ASSESSMENT  
OF  
SCHILLING ELEMENTARY SCHOOL  
36901 SPRUCE STREET  
NEWARK, CALIFORNIA 94560

**PREPARED BY:**

*EMG*  
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Owings Mills, Maryland 21117  
800.733.0660  
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**EMG PROJECT #:**

*130098.18R000-002.354*

**DATE OF REPORT:**

*August 14, 2019*

**ON SITE DATE:**

*November 29, 2018*



engineering | environmental | capital planning | project management

A Bureau Veritas Group Company



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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	36901 Spruce Street
Site Developed	1960 Added 4 Portable buildings 1993 Added 3 Portable buildings 2002 Added 2 new buildings 2003 Added Restroom Portable 2008 Renovated Unit 4 2008
Number of Buildings	15
Date(s) of Visit	November 29, 2018
Management Point of Contact	Andrew Seymour, Project Architect 408-307-7772 phone <a href="mailto:aseymour@aedisarchitects.com">aseymour@aedisarchitects.com</a> email
On-site Point of Contact (POC)	Juan J Moreno,
Assessment and Report Prepared By	Dean Washichek
Reviewed By	Matt Anderson Program Manager <a href="mailto:manderson@emgcorp.com">manderson@emgcorp.com</a> 800.733.0660 x7613

Building Summary			
Building	Use	Constructed	Area(SF)
Unit 1	Classrooms	1960	6,620
Unit 2	Classrooms	1960	5,319
Unit 3	Classrooms	1960	5,319
Unit 4	Office / Classrooms	1960	13,701
Unit 5	Multi-purpose / Kitchen / Library	1960	9,378
Unit 6	Classrooms	2003	6,940
Portable 1A	Preschool	1993	900

**Building Summary**

<b>Building</b>	<b>Use</b>	<b>Constructed</b>	<b>Area(SF)</b>
<b>Portable 1B</b>	Preschool	1993	900
<b>Portable 29</b>	Classrooms	1993	900
<b>Portable 30</b>	Classrooms	1993	900
<b>Portable 31</b>	Classrooms	2002	900
<b>Portable 32</b>	Classrooms	2002	900
<b>Portable 33</b>	Classrooms	2002	900
<b>Portable Restroom</b>	Restroom	2008	450
<b>Total</b>			54,326

**Other Tenant Spaces**

The Newark School District programs occupy 52,526 square feet of the property and 1,800 square feet of the property are occupied by Kidango Preschool.

**Key Spaces Not Observed**

<b>Building Number</b>	<b>Area</b>	<b>Access Issue</b>
None		

## Campus Findings & Deficiencies

### Historical Summary

The original school has a plaque noting a 1960 dedication. Since then, the school has used Portable classroom structures. Over the years, they have been replaced. Two more permanent Portable type structures were built. The original school buildings have gone through minor remodels over time, with the latest upgrade being to Unit 4, the office classroom building in 2008.

### Architectural

Units 1 through 5 are of masonry construction that is painted or has a stucco finish. The roofs are wood framed with wood sheathing. The roof covering is asphalt shingles on Units 1 through 3. Unit 4 has a combination newer TPO type roof with a pyramid center roof section with asphalt shingles. Unit 5 has a newer TPO roof finish. The Portable structures have metal roof that appear to be in fair condition except for number 31. Number 31's roof is leaking and has damaged the ceiling tiles and the carpet.

Most of the exterior doors have been upgraded to fiberglass and Unit 4 has newer store front type windows where the other units have older aluminum windows.

It appears the interior finishes have been periodically replaced as-needed over the years. With the latest update taking place in Unit 4. The interiors in Portable 29 through 33 need updating.

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

The HVAC mechanical roof top mounted package units on Units 4 and 5 are newer with the package units on Units 1 through 3 being older and in need of attention soon. The Portable units are all wall mounted units and in need of attention.

Some of the electric service to the site and the Units has been upgraded as the need arises.

Most of the larger restrooms have been updated with newer materials and floor coverings. They appear to comply with ADA requirements. Most of the building exterior drinking fountains are older and in need of replacement.

### Site

The asphalt parking lots are in fair condition with the need for sealing and stripping coming up in the next few years. The concrete sidewalks are in fair condition except for the sidewalk to Unit 5's kitchen entry. The asphalt play courts and the playground structures are fine.

### Recommended Additional Studies

No additional studies recommended at this time.

Some areas of the facility were identified as having moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.



## 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 other 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
Schilling Elementary School / Modular 1A / 1B	\$289	1,800	\$520,200	0.0%	0.0%	24.0%	31.0%
Schilling Elementary School / modular 29 / 30	\$289	1,800	\$520,200	0.0%	3.0%	20.0%	26.0%
Schilling Elementary School / Modular 31 / 32 / 33	\$289	2,700	\$780,300	0.0%	3.0%	13.0%	26.0%
Schilling Elementary School / Modular Restroom	\$289	450	\$130,050	0.0%	4.0%	6.0%	15.0%
Schilling Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%
Schilling Elementary School / Unit 1	\$503	6,620	\$3,329,860	0.0%	0.0%	20.0%	28.0%
Schilling Elementary School / Unit 2	\$503	5,319	\$2,675,457	0.0%	0.0%	28.0%	37.0%
Schilling Elementary School / Unit 3	\$503	5,319	\$2,675,457	0.0%	0.0%	20.0%	28.0%
Schilling Elementary School / Unit 4	\$503	13,701	\$6,891,603	0.0%	0.0%	7.0%	20.0%
Schilling Elementary School / Unit 5	\$364	9,378	\$3,413,592	0.0%	0.0%	6.0%	20.0%
Schilling Elementary School / Unit 6	\$503	6,940	\$3,490,820	0.0%	0.0%	3.0%	9.0%

## Immediate Needs

Facility/Building	Total Cost	Total Items
Schilling Elementary School	\$0	0
<b>Total :</b>	<b>\$0</b>	<b>0</b>

### Schilling Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
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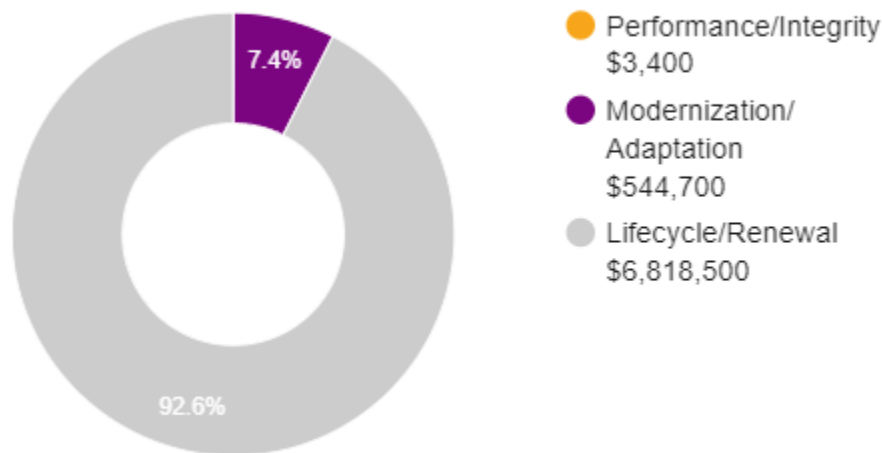
## Plan Types

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

### Plan Type Descriptions

<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)



Ten year total: \$7,366,600

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$1,200	\$3,600	-	-	-	\$4,800
Facade	-	\$120,700	\$15,300	\$293,800	\$380,100	\$809,900
Roofing	\$2,200	-	-	\$312,400	\$699,800	\$1,014,300
Interiors	\$22,900	\$553,400	\$203,800	\$116,400	\$984,500	\$1,881,000
Elevators	-	-	-	\$24,700	-	\$24,700
Plumbing	\$1,200	\$137,700	\$35,300	\$16,100	\$60,300	\$250,600
Fire Suppression	-	\$15,200	-	\$460,900	\$22,500	\$498,700
HVAC	-	\$530,400	\$14,000	\$121,600	\$848,200	\$1,514,300
Electrical	-	\$1,358,000	\$33,600	\$1,142,500	\$1,806,700	\$4,340,800
Fire Alarm & Comm	-	\$191,100	\$28,600	\$2,100	\$8,300	\$230,100
Equipment/Special	-	\$62,800	-	\$72,800	\$182,300	\$317,900
Site Development	-	\$125,700	-	\$61,400	\$348,300	\$535,400
Pavement	\$9,500	\$19,600	-	\$225,100	\$281,400	\$535,500
Site	-	-	-	\$1,031,200	-	\$1,031,200
Accessibility	\$9,700	-	-	-	-	\$9,700
<b>TOTALS</b>	<b>\$46,700</b>	<b>\$3,118,200</b>	<b>\$330,600</b>	<b>\$3,881,000</b>	<b>\$5,622,400</b>	<b>\$12,998,900</b>

## 2. Unit 1 Classrooms



### Unit 1 Classrooms: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	1960	
<b>Building Size</b>	6,620 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: VCT, Epoxy coating Ceilings: Glued acoustical tile	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste and venting No hot water	Fair

## Unit 1 Classrooms: Systems Summary

<b>HVAC</b>	Individual Package Units roof mounted	Fair
<b>Fire Suppression</b>	No sprinkler system; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 600 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Single glazed aluminum windows, aged electrical infrastructure, outdated fire alarm system no fire sprinkler system	

### Unit 1 Classrooms: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$43,200	-	\$38,000	\$33,500	\$114,700
Roofing	-	-	-	-	\$57,300	\$57,300
Interiors	-	\$63,600	\$22,800	-	\$119,200	\$205,600
Plumbing	-	\$14,700	-	-	\$2,100	\$16,800
Fire Suppression	-	\$2,300	-	\$57,800	\$3,700	\$63,800
HVAC	-	\$78,800	-	-	\$122,800	\$201,600
Electrical	-	\$409,000	-	\$150,700	\$27,300	\$587,100
Fire Alarm & Comm	-	\$26,500	-	-	-	\$26,500
<b>TOTALS</b>	-	<b>\$638,100</b>	<b>\$22,800</b>	<b>\$246,500</b>	<b>\$365,900</b>	<b>\$1,273,400</b>

### 3. Unit 2 Classrooms



#### Unit 2 Classrooms: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	1960	
<b>Building Size</b>	5,319 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: VCT, Epoxy coating, Ceramic tile Ceilings: Glued acoustical tile	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No hot water	Fair

## Unit 2 Classrooms: Systems Summary

<b>HVAC</b>	Individual Package Units roof mounted	Fair
<b>Fire Suppression</b>	No sprinkler system; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 600 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Single glazed aluminum windows, aged electrical infrastructure, outdated fire alarm system no fire sprinkler system	



## Unit 2 Classrooms: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$34,600	-	\$49,500	\$53,700	\$137,800
Roofing	-	-	-	-	\$79,800	\$79,800
Interiors	-	\$63,100	\$4,500	-	\$67,800	\$135,400
Plumbing	-	\$21,200	-	-	-	\$21,200
Fire Suppression	-	\$1,600	-	\$46,400	\$2,400	\$50,400
HVAC	-	\$62,500	-	-	\$97,300	\$159,800
Electrical	-	\$530,300	-	\$121,100	\$27,300	\$678,700
Fire Alarm & Comm	-	\$20,700	-	-	-	\$20,700
<b>TOTALS</b>	-	<b>\$734,000</b>	<b>\$4,500</b>	<b>\$217,000</b>	<b>\$328,300</b>	<b>\$1,283,800</b>

## 4. Unit 3 Classrooms



### Unit 3 Classrooms: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	1960	
<b>Building Size</b>	5,319 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: VCT, Epoxy coating, Ceramic tile Ceilings: Glued acoustical tile	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Electric hot water	Fair

<b>Unit 3 Classrooms: Systems Summary</b>		
<b>HVAC</b>	Individual Package Units roof mounted	Fair
<b>Fire Suppression</b>	No sprinkler system; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 600 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Single glazed aluminum windows, aged electrical infrastructure, outdated fire alarm system no fire sprinkler system	

### Unit 3 Classrooms: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$34,600	-	\$35,500	\$30,100	\$100,200
Roofing	-	-	-	-	\$61,400	\$61,400
Interiors	-	\$57,000	\$5,500	-	\$66,500	\$129,000
Plumbing	\$1,200	\$15,700	-	-	\$3,900	\$20,800
Fire Suppression	-	\$2,300	-	\$46,400	\$3,700	\$52,400
HVAC	-	\$64,800	-	-	\$101,000	\$165,900
Electrical	-	\$328,700	-	\$121,100	\$27,300	\$477,100
Fire Alarm & Comm	-	\$21,300	-	-	-	\$21,300
<b>TOTALS</b>	<b>\$1,200</b>	<b>\$524,400</b>	<b>\$5,500</b>	<b>\$203,000</b>	<b>\$293,900</b>	<b>\$1,028,100</b>

## 5. Unit 4 Office / Classrooms



### Unit 4 Office / Classrooms: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	1960	
<b>Building Size</b>	13,701 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with stucco and wood-framed roofs	Good
<b>Façade</b>	Painted CMU and Stucco with store front windows	Good
<b>Roof</b>	Primary: Pyramid construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: Carpet, VCT, Epoxy coating Ceilings: Glued acoustical tile	Fair
<b>Elevators</b>	None	--

### Unit 4 Office / Classrooms: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste and venting Electric water heater	Fair
<b>HVAC</b>	Individual Package Units roof mounted	Good
<b>Fire Suppression</b>	No sprinkler system; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 800 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Fire Alarm Panel, Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Outdated fire alarm system no fire sprinkler system	

### Unit 4 Office / Classroom: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$51,800	\$117,900	\$169,800
Roofing	-	-	-	\$312,400	\$76,900	\$389,200
Interiors	-	\$180,000	\$57,900	\$48,900	\$339,500	\$626,300
Plumbing	-	\$44,700	\$2,300	-	\$7,300	\$54,300
Fire Suppression	-	\$400	-	\$119,600	\$600	\$120,600
HVAC	-	\$181,500	-	-	\$282,700	\$464,200
Electrical	-	-	-	\$311,900	\$131,600	\$443,500
Fire Alarm & Comm	-	\$60,100	-	-	\$8,300	\$68,400
<b>TOTALS</b>	-	<b>\$466,700</b>	<b>\$60,200</b>	<b>\$844,600</b>	<b>\$964,800</b>	<b>\$2,336,300</b>

## 6. Unit 5 Multi-purpose / Office



### Unit 5 Multi-purpose / Kitchen: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	1960	
<b>Building Size</b>	9,378 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with stucco and wood-framed roofs	Good
<b>Façade</b>	Painted CMU and Stucco with store front windows	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: VCT, carpet, wood flooring, ceramic tile, quarry tile Ceilings: ACT	Fair
<b>Elevators</b>	Wheelchair lift for the stage.	Fair
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas water heater	Fair

## Unit 5 Multi-purpose / Kitchen: Systems Summary

<b>HVAC</b>	Individual Package Units roof mounted	Good
<b>Fire Suppression</b>	Fire sprinkler system only on stage; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 800 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Kitchen equipment	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Outdated fire alarm system, no fire sprinkler system except on the stage	



### Unit 5 Multi-purpose / Kitchen: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$48,400	\$32,900	\$81,300
Roofing	-	-	-	-	\$330,200	\$330,200
Interiors	-	\$66,300	\$32,200	\$9,100	\$164,900	\$272,600
Elevators	-	-	-	\$24,700	-	\$24,700
Plumbing	-	\$15,100	-	-	\$25,900	\$41,000
Fire Suppression	-	\$2,800	-	\$81,900	\$3,000	\$87,700
HVAC	-	-	\$14,000	\$121,600	\$21,900	\$157,500
Electrical	-	\$20,300	\$33,600	\$213,500	\$812,400	\$1,079,800
Fire Alarm & Comm	-	\$37,500	-	-	-	\$37,500
Equipment/Special	-	\$62,800	-	\$72,800	\$182,300	\$317,900
<b>TOTALS</b>	-	<b>\$204,800</b>	<b>\$79,800</b>	<b>\$572,000</b>	<b>\$1,573,500</b>	<b>\$2,430,200</b>

## 7. Unit 6 Classrooms



### Unit 6 Classrooms: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	1960	
<b>Building Size</b>	6940 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab and wood-framed roofs	Good
<b>Façade</b>	Painted Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, laminated paneling, vinyl wallcovering Floors: VCT, Epoxy coating Ceilings: ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No water heater	Fair

## Unit 6 Classrooms: Systems Summary

<b>HVAC</b>	Individual Package Units wall mounted	Good
<b>Fire Suppression</b>	No sprinkler system; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 600 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Outdated fire alarm system no fire sprinkler system	

### Unit 6 Classrooms: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$31,400	\$46,100	\$77,500
Roofing	-	-	-	-	-	-
Interiors	-	\$41,100	\$76,800	-	\$97,700	\$215,600
Plumbing	-	-	\$33,000	-	-	\$33,000
Fire Suppression	-	\$2,000	-	\$49,800	\$3,000	\$54,800
HVAC	-	\$57,100	-	-	\$88,900	\$146,000
Electrical	-	-	-	\$162,700	-	\$162,700
Fire Alarm & Comm	-	-	\$28,600	-	-	\$28,600
<b>TOTALS</b>	-	<b>\$100,200</b>	<b>\$138,400</b>	<b>\$243,900</b>	<b>\$235,700</b>	<b>\$718,200</b>

## 8. Portable 1A 1B Preschool



### Portable 1A / 1B Preschool: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	1993	
<b>Building Size</b>	900 SF each x 2 = 1,800	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on steel floor frame, wood roof structure	Good
<b>Façade</b>	Painted wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl covered gypsum board Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Electric hot water heater	Fair

<b>Portable 1A / 1B Preschool: Systems Summary</b>		
<b>HVAC</b>	Individual Package Units wall mounted	Fair
<b>Fire Suppression</b>	No sprinkler system; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 600 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Outdated fire alarm system no fire sprinkler system	

### Portable 1A / 1B Preschool: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$7,100	\$10,700	\$9,100	\$12,200	\$39,100
Roofing	-	-	-	-	\$45,400	\$45,400
Interiors	-	\$29,000	-	-	\$29,400	\$58,400
Plumbing	-	\$17,200	-	-	\$7,400	\$24,600
Fire Suppression	-	\$800	-	\$15,700	\$1,200	\$17,700
HVAC	-	\$24,500	-	-	\$38,200	\$62,700
Electrical	-	\$34,300	-	-	\$158,600	\$192,900
Fire Alarm & Comm	-	\$7,000	-	-	-	\$7,000
<b>TOTALS</b>	<b>-</b>	<b>\$119,900</b>	<b>\$10,700</b>	<b>\$24,800</b>	<b>\$292,400</b>	<b>\$447,800</b>

## 9. Portable 29, 30 Classrooms



### Portable 29, 30 Classrooms: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	1993	
<b>Building Size</b>	900 SF each x 2 = 1,800	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on steel floor frame, wood roof structure	Good
<b>Façade</b>	Painted wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl covered gypsum board Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	No supply or waste and venting No water heater	--



### Portable 29, 30 Classrooms: Systems Summary

<b>HVAC</b>	Individual Package Units wall mounted	Fair
<b>Fire Suppression</b>	No sprinkler system; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 800 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Outdated fire alarm system no fire sprinkler system aged finishes	

### Portable 29, 30 Classrooms: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$1,200	\$4,600	\$9,000	\$12,000	\$26,800
Roofing	-	-	-	-	\$48,700	\$48,700
Interiors	-	\$30,700	-	-	\$33,400	\$64,100
Fire Suppression	-	\$800	-	\$15,700	\$1,200	\$17,700
HVAC	-	\$24,500	-	-	\$38,200	\$62,700
Electrical	-	\$35,300	-	-	\$158,600	\$193,900
Fire Alarm & Comm	-	\$7,200	-	-	-	\$7,200
<b>TOTALS</b>	-	<b>\$99,700</b>	<b>\$4,600</b>	<b>\$24,700</b>	<b>\$292,100</b>	<b>\$421,100</b>

## 10. Portable 31, 32, 33 Classrooms



### Portable 31, 32, 33 Classrooms: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	2002	
<b>Building Size</b>	900 SF each x 3 =2,700	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on steel floor frame, wood roof structure	Good
<b>Façade</b>	Painted wood siding with aluminum windows	Good
<b>Roof</b>	Primary: Flat construction with metal finish	Good
<b>Interiors</b>	Walls: Vinyl covered gypsum board Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	No supply or waste and venting No water heater	--

### Portable 31, 32, 33 Classrooms: Systems Summary

<b>HVAC</b>	Individual Package Units wall mounted	Fair
<b>Fire Suppression</b>	No sprinkler system; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 800 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Outdated fire alarm system no fire sprinkler system, roof leak in Portable 31 Damaged carpet	

**Portable 31, 32, 33: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	-	-	\$17,600	\$30,000	\$47,700
Roofing	\$2,200	-	-	-	-	\$2,200
Interiors	\$22,900	\$22,500	-	\$30,800	\$59,700	\$136,000
Fire Suppression	-	\$1,200	-	\$23,600	\$1,800	\$26,600
HVAC	-	\$36,800	-	-	\$57,300	\$94,000
Electrical	-	-	-	\$61,500	-	\$61,500
Fire Alarm & Comm	-	\$10,800	-	-	-	\$10,800
<b>TOTALS</b>	<b>\$25,100</b>	<b>\$71,300</b>	<b>-</b>	<b>\$133,500</b>	<b>\$148,800</b>	<b>\$378,800</b>

# 11. Portable Restroom



## Portable Restroom: Systems Summary

<b>Address</b>	36901 Spruce Street Newark, California 94560	
<b>Constructed/ Renovated</b>	2008	
<b>Building Size</b>	450 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on steel floor frame, wood roof structure	Good
<b>Façade</b>	Painted Stucco with no windows	Good
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: FRP panels Floors: Sheet vinyl Ceilings: ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and PVC waste and venting No water heater	Good

## Portable Restroom: Systems Summary

<b>HVAC</b>	None	--
<b>Fire Suppression</b>	No sprinkler system; fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard, distribution panel with copper wiring Fed from 800 Amp building main with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Alarms, strobes	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Outdated fire alarm system no fire sprinkler system damaged entry steel platform	

### Portable Restroom: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$1,200	\$3,600	-	-	-	\$4,800
Facade	-	-	-	\$3,600	\$11,600	\$15,200
Roofing	-	-	-	-	-	-
Interiors	-	-	\$4,200	\$27,600	\$6,500	\$38,200
Plumbing	-	\$1,600	-	\$16,100	\$2,100	\$19,800
Fire Suppression	-	\$1,200	-	\$3,900	\$1,800	\$6,900
Electrical	-	-	-	-	\$12,200	\$12,200
Fire Alarm & Comm	-	-	-	\$2,100	-	\$2,100
<b>TOTALS</b>	<b>\$1,200</b>	<b>\$6,400</b>	<b>\$4,200</b>	<b>\$53,300</b>	<b>\$34,200</b>	<b>\$99,200</b>



## 12. Site Summary



Site Information		
<b>Lot Size</b>	2.74 acres (estimated)	
<b>Parking Spaces</b>	68 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks and curbs	Fair
<b>Site Development</b>	Property entrance signage, metal tube and chain link fencing Playgrounds and sports courts	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: halogen Building-mounted: LED	--
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Potential moderate issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Significant sidewalk trip hazards,	

**Site: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Plumbing	-	\$7,400	-	-	\$11,600	\$19,100
Electrical	-	-	-	-	\$451,400	\$451,400
Site Development	-	\$125,700	-	\$61,400	\$348,300	\$535,400
Pavement	\$9,500	\$19,600	-	\$225,100	\$281,400	\$535,500
Site	-	-	-	\$1,031,200	-	\$1,031,200
<b>TOTALS</b>	<b>\$9,500</b>	<b>\$152,700</b>	<b>-</b>	<b>\$1,317,700</b>	<b>\$1,092,700</b>	<b>\$2,572,600</b>

## 13. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 1960. The facility was significantly renovated in 2008. Complaints about accessibility issues have not been received by the property management. The property does not have associated pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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

## 14. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<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.

## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## 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

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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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 16. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Schilling Elementary School, 36901 Spruce Street, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** Dean Washichek,  
Project Manager

**Reviewed by:**



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## 17. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Accessibility Review
- Appendix D: Pre-Survey Questionnaire
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

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## Appendix A: Photographic Record

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#1	SCHOOL SIGN
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#2	FRONT UNIT 4
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#3	LEFT ELEVATION UNIT 4
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#4	REAR ELEVATION UNIT 4
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#5	RIGHT ELEVATION UNIT 4
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#6	MULTI-PURPOSE UNIT 5
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#7	EXTERIOR UNIT 3
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#8	MODULAR 29, 30, 31, 32, 33
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#9	EXTERIOR UNIT 6
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#10	EXTERIOR UNITS 1 AND 2
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#11	EXTERIOR UNIT 1
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#12	STOREFRONT / FIBERGLASS DOOR UNIT 4
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#13	EXTERIOR HALLWAY BETWEEN UNITS
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#14	ASPHALT ROOFING
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#15	ROOF TPO
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#16	ROOF, METAL, MODULAR
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#17	HVAC ROOF MOUNTED UNIT 4
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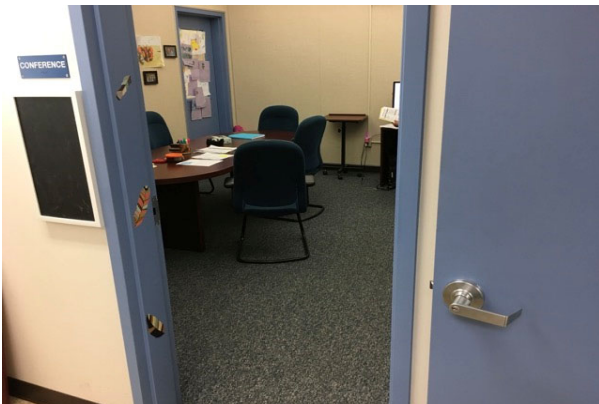
#18	PACKAGED UNIT (RTU), UNIT 3
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#19	LOBBY UNIT 4
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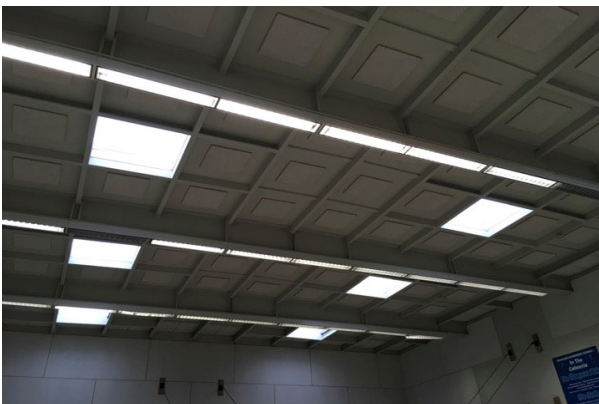
#20	DAMAGED CPNCRTE
-----	-----------------



#21	OFFICE UNIT 4
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#22	LIGHTING OFFICE UNIT 4
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#23	SKYLIGHTS UNIT 5
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#24	KITCHEN UNIT 5
-----	----------------



#25	AUDITORIUM UNIT 5
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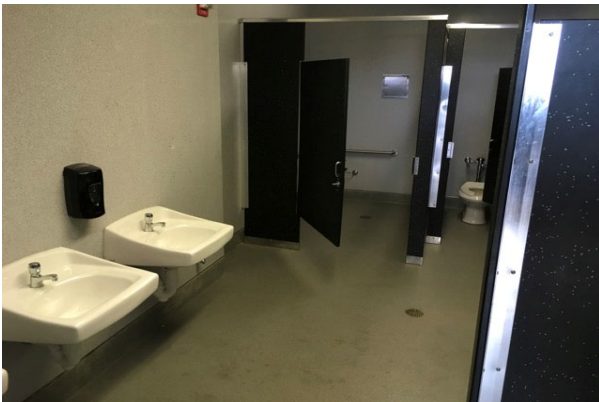
#26	TEACHER BREAK AREA UNIT 5
-----	---------------------------



#27	PRESCHOOL MODULAR 1A
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#28	MODULAR CARPET
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#29	RESTROOM UNIT 4
-----	-----------------



#30	RESTROOM UNIT 6
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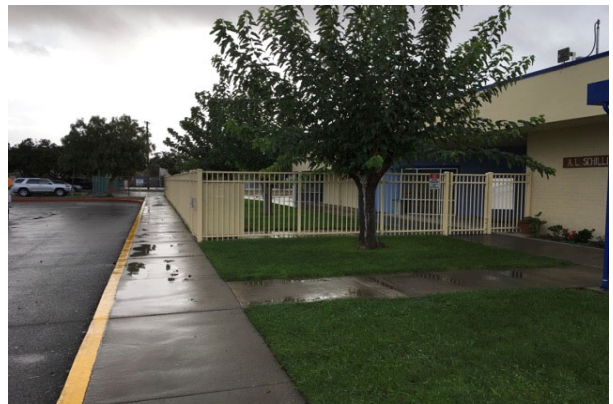
#31	HOT WATER HEATER
-----	------------------



#32	DISTRIBUTION PANEL
-----	--------------------



#33	LANDSCAPING AND DRIVE
-----	-----------------------



#34	LANDSCAPING AND SIDEWALK
-----	--------------------------



#35	PARKING LOT
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#36	PLAY STRUCTURE
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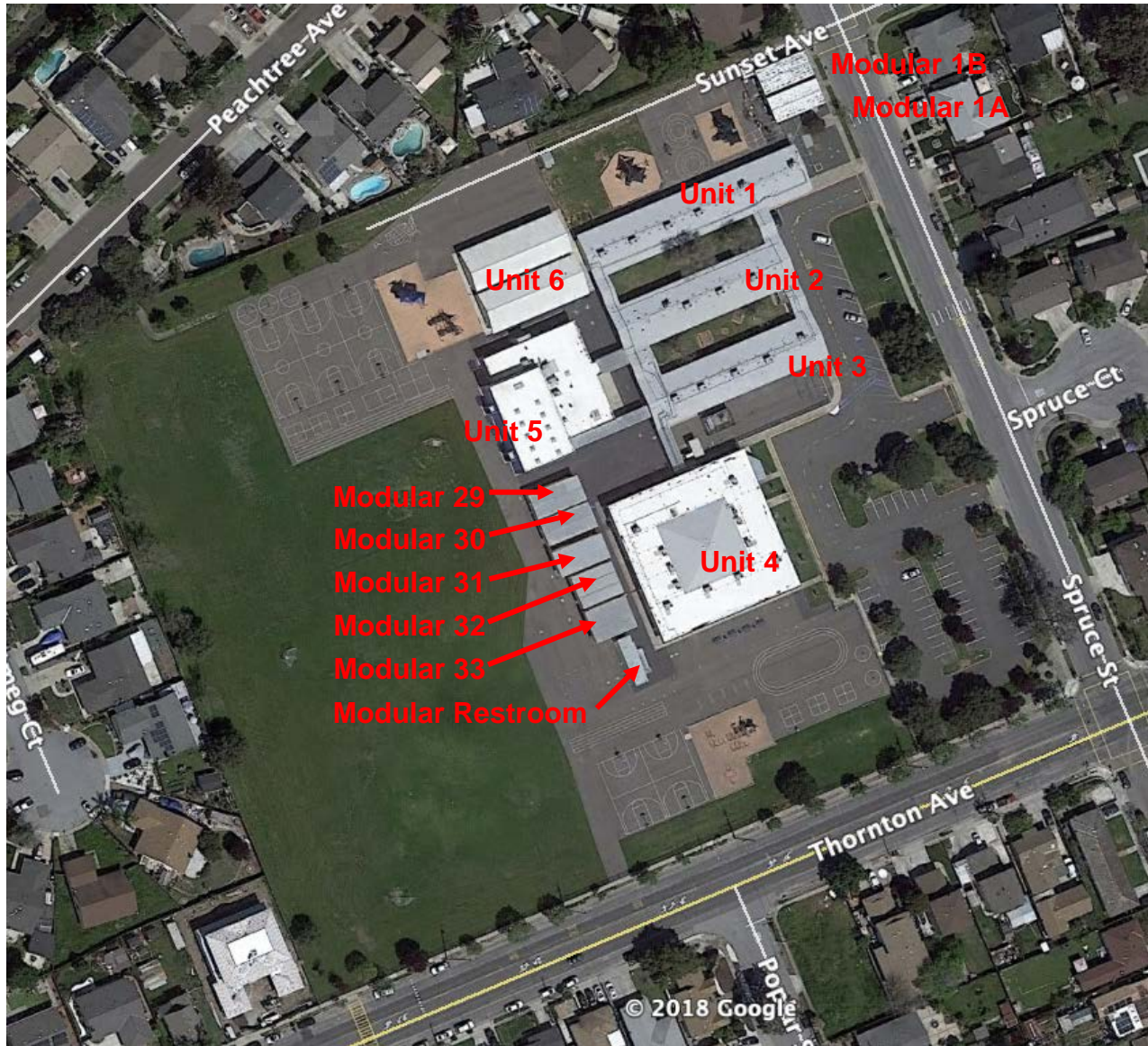
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## Appendix B: Site Plan

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SITE PLAN



SOURCE: Google Maps

AEDIS Architects  
387 South 1<sup>st</sup> Street  
San Jose, CA 95113



ON-SITE DATE:

November 29, 2018



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## **Appendix C: Accessibility Review**

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**Unit 1, 2, 3: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Unit 4: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Unit 5: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Unit 6: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Portable 1A 1B: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Portable 29, 30, 31, 32, 33: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Portable Restroom: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Site Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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## **Appendix D: Pre-Survey Questionnaire**

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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## Appendix E: Replacement Reserves

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Replacement Reserves Report

8/16/2019

Summary table with columns: Location, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, Total Escalated Estimate. Rows include Schilling Elementary School and various building components.

Summary table for Schilling Elementary School with columns: Uniform Code, Location, Description, Cost Description, Lifespan (EUL), Age, RUL, Quantity, Unit, Unit Cost, Subtotal, and years 2019-2039. Includes Totals, Unescalated and Totals, Escalated (3.0% inflation, compounded annually).

\* Markup/LocationFactor (1.17) has been included in unit costs.

Detailed summary table for Schilling Elementary School / Portable 1A / 1B with columns: Uniform Code, Location, Description, Cost Description, Lifespan (EUL), Age, RUL, Quantity, Unit, Unit Cost, Subtotal, and years 2019-2039. Includes Totals, Unescalated and Totals, Escalated (3.0% inflation, compounded annually).

\* Markup/LocationFactor (1.17) has been included in unit costs.

Detailed summary table for Schilling Elementary School / Portable 29 / 30 with columns: Uniform Code, Location, Description, Cost Description, Lifespan (EUL), Age, RUL, Quantity, Unit, Unit Cost, Subtotal, and years 2019-2039. Includes Totals, Unescalated and Totals, Escalated (3.0% inflation, compounded annually).

\* Markup/LocationFactor (1.17) has been included in unit costs.

Summary table for Schilling Elementary School / Portable 31 / 32 / 33 with columns: Uniform Code, Location, Description, Cost Description, Lifespan (EUL), Age, RUL, Quantity, Unit, Unit Cost, Subtotal, and years 2019-2039.









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## Appendix F: Equipment Inventory List

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D10 CONVEYING												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1131565	D1013	Wheelchair Lift		Schilling Elementary School / Unit 5	Unit 5 Interior Multi-purpose Room				2002		
D20 PLUMBING												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1108712	D2021	Backflow Preventer	4 INCH	Schilling Elementary School / Site	Site				2000		
2	1131446	D2023	Water Heater	10 GAL	Schilling Elementary School / Unit 3	Janitor Unit 3				1994		
3	1108731	D2023	Water Heater	40 GAL	Schilling Elementary School / Unit 4	Utility closet Unit 4 Office				2008		
4	1108671	D2023	Water Heater	80 GAL	Schilling Elementary School / Unit 5	Utility closet Unit 5				2018		
5	1131492	D2023	Water Heater		Schilling Elementary School / Modular 1A / 1B	Throughout Modular 1A / 1B				2002		2
D30 HVAC												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1108724	D3031	Evaporative Cooler [EC-1]	3000 CFM	Schilling Elementary School / Unit 5	Roof Unit 5				2014		
2	1108683	D3032	Ductless Split System [AC-10]	2 TON	Schilling Elementary School / Unit 5	Roof Unit 5				2014		
3	1108702	D3042	Exhaust Fan	850 CFM	Schilling Elementary School / Unit 5	Roof Unit 5				2008		4
4	1131394	D3042	Exhaust Fan	850 CFM	Schilling Elementary School / Unit 3	Roof Unit 3				2002		
5	1131494	D3042	Exhaust Fan	850 CFM	Schilling Elementary School / Unit 2	Roof Unit 2				2002		3
6	1108667	D3042	Exhaust Fan	CFM	Schilling Elementary School / Unit 4	Roof Unit 4				2007		3
7	1131460	D3052	Heat Pump	4 TON	Schilling Elementary School / Unit 6	Throughout building Unit 6				2003		5
8	1131527	D3052	Packaged Unit (RTU)	2 TON	Schilling Elementary School / Unit 3	Roof Unit 3				2002		
9	1131451	D3052	Packaged Unit (RTU)	3 TON	Schilling Elementary School / modular 29 / 30	Building Exterior Modular 29 /30				1993		2
10	1131523	D3052	Packaged Unit (RTU)	3 TON	Schilling Elementary School / Modular 31 / 32 / 33	Building Exterior Modular 31 / 32 / 33				2002		3
11	1131416	D3052	Packaged Unit (RTU)	4 TON	Schilling Elementary School / Unit 3	Roof Unit 3				2002		4
12	1131425	D3052	Packaged Unit (RTU)	4 TON	Schilling Elementary School / Unit 1	Roof Unit 1				2002		6
13	1131461	D3052	Packaged Unit (RTU)	4 TON	Schilling Elementary School / Unit 2	Roof Unit 2				2002		4
14	1108658	D3052	Packaged Unit (RTU) [AC-1]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
15	1108711	D3052	Packaged Unit (RTU) [AC-10]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
16	1108670	D3052	Packaged Unit (RTU) [AC-11]	3 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
17	1108705	D3052	Packaged Unit (RTU) [AC-12]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
18	1108678	D3052	Packaged Unit (RTU) [AC-13]	2 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
19	1108684	D3052	Packaged Unit (RTU) [AC-1SCH]	6 TON	Schilling Elementary School / Unit 5	Roof Unit 5				2014		
20	1108718	D3052	Packaged Unit (RTU) [AC-2]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
21	1108727	D3052	Packaged Unit (RTU) [AC-2-SCH]	20 TON	Schilling Elementary School / Unit 5	Roof Unit 5				2014		
22	1108675	D3052	Packaged Unit (RTU) [AC-3]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
23	1108646	D3052	Packaged Unit (RTU) [AC-3SCH]	3 TON	Schilling Elementary School / Unit 5	Roof Unit 5				2014		
24	1108666	D3052	Packaged Unit (RTU) [AC-4]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
25	1108723	D3052	Packaged Unit (RTU) [AC-5]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
26	1108665	D3052	Packaged Unit (RTU) [AC-6]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
27	1108648	D3052	Packaged Unit (RTU) [AC-7]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
28	1108715	D3052	Packaged Unit (RTU) [AC-8]	5 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
29	1108695	D3052	Packaged Unit (RTU) [AC-8SCH]	3 TON	Schilling Elementary School / Unit 5	Roof Unit 5				2014		
30	1108696	D3052	Packaged Unit (RTU) [AC-9]	4 TON	Schilling Elementary School / Unit 4	Roof Unit 4				2007		
31	1131558	D3052	Packaged Unit through the wall	3 TON	Schilling Elementary School / Modular 1A / 1B	Building Exterior Modular 1A / 1B				1993		2
D40 FIRE PROTECTION												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1132833	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / Unit 6	Throughout building Unit 6				2005		5
2	1131540	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / Modular Restroom	Modular Restroom				2005		3
3	1131389	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / Unit 2	Throughout building Unit 2				2005		4
4	1131388	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / Modular 1A / 1B	Modular 1A / 1B				2005		2
5	1131430	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / Modular 31 / 32 / 33	Modular 31, 32, 33				2005		3
6	1131453	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / Unit 3	Throughout building Unit 3				2005		6
7	1108717	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / Unit 1	Throughout building Unit 1				2005		6
8	1131561	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / Unit 4	Throughout building Unit 4				2005		
9	1131491	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / modular 29 / 30	Modular 29, 30				2005		2
10	1131546	D4031	Fire Extinguisher - Type ABC		Schilling Elementary School / Unit 5	Throughout building Unit 5				2005		5
D50 ELECTRICAL												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1108728	D5012	Building/Main Switchgear	2000 AMP	Schilling Elementary School / Site	Site				2000		
2	1131535	D5012	Building/Main Switchgear	600 AMP	Schilling Elementary School / Unit 2	Building Exterior Unit 2				1960		
3	1108687	D5012	Distribution Panel	AMP	Schilling Elementary School / Unit 5	Electrical Room Bld. 5				1995		
4	1131508	D5012	Distribution Panel	225 AMP	Schilling Elementary School / Unit 5	Electrical Room Unit 5				1960		2
5	1131427	D5012	Distribution Panel	225 AMP	Schilling Elementary School / Unit 3	Janitor Unit 3				2002		2
6	1108726	D5012	Distribution Panel	225 AMP	Schilling Elementary School / Unit 4	Work Room Unit 4				2008		
7	1131473	D5012	Distribution Panel	225 AMP	Schilling Elementary School / Unit 2	Electrical Room Unit 2				2002		2
8	1131454	D5012	Distribution Panel	225 AMP	Schilling Elementary School / Unit 1	Unit 1 Classroom 6				2002		
9	1108716	D5012	Distribution Panel	225 AMP	Schilling Elementary School / Unit 5	Storage Room Bld. 5				2008		
10	1131449	D5012	Distribution Panel	225 AMP	Schilling Elementary School / Unit 1	Unit 1 Classroom 6				2002		
11	1108691	D5012	Distribution Panel [KP]	225 AMP	Schilling Elementary School / Unit 5	Kitchen Bld. 5				2008		
12	1108649	D5012	Distribution Panel [MB]	100 AMP	Schilling Elementary School / Unit 5	Classroom Bld. 5				2008		
13	1108692	D5012	Distribution Panel [PP4]	225 AMP	Schilling Elementary School / Unit 4	Electrical Room Unit 4				2008		
14	1108690	D5012	Distribution Panel [RP4]	225 AMP	Schilling Elementary School / Unit 4	Electrical Room Unit 4				2008		
15	1108709	D5012	Switchboard	AMP	Schilling Elementary School / Unit 5	Electrical Room Bld. 5				1995		
16	1131521	D5012	Switchboard	800 AMP	Schilling Elementary School / Unit 4	Electrical Room Unit 4				2002		

17	1108677	D5012	Switchboard [DPA]	600 AMP	Schilling Elementary School / Unit 4	Electrical Room Unit 4					2000		
18	1108668	D5037	Fire Alarm Control Panel		Schilling Elementary School / Unit 4	Unit 4 Office					2002		

**E10 EQUIPMENT**

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1108651	E1093	Commercial Food Service Equipment (Allowance)		Schilling Elementary School / Unit 5	Unit 5 Kitchen				2002		



# FACILITY CONDITION ASSESSMENT

Prepared for:

AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



FACILITY CONDITION ASSESSMENT  
OF  
SNOW ELEMENTARY SCHOOL  
6580 MIRABEAU DRIVE  
NEWARK, CALIFORNIA 94560

**PREPARED BY:**

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**EMG PROJECT #:**

130098.18R000-001.354

**DATE OF REPORT:**

August 14, 2019

**ON SITE DATE:**

November 13, 2018



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School Campus
Main Address	6580 Mirabeau Drive, Newark, California 94560
Site Developed	Original School Buildings 1-5 1960's, Building 6 and three Portable classrooms added in 1991 Restrooms, HVAC upgrades 2005
Number of Buildings	9
Date(s) of Visit	November 13, 2018
Management Point of Contact	Andrew Seymour, Project Architect 408-307-7772 phone aseymour@aedisarchitects.com email
On-site Point of Contact (POC)	Stan Norman, Custodian, 510-850-4378
Assessment & Report Prepared By	John Landry
Reviewed By	Matt Anderson Program Manager manderson@emgcorp.com 800.733.0660 x6173

Building Summary			
Building	Use	Constructed	Area(SF)
Building 1	Classroom	1960	7,600
Building 2	Classroom	1960	7,600
Building 3	Classroom	1960	7,600
Building 4	Classroom	1960	4,700
Building 5	Administration	1960	2,400
Building 6	Multi-Purpose	1991	9,900
Portable 1	Classroom	1991	1,200
Portable 2	Classroom	1991	1,200
Portable 3	Classroom	1991	1,200

**Building Summary**

<b>Building</b>	<b>Use</b>	<b>Constructed</b>	<b>Area(SF)</b>
<b>Total</b>			43,400

**Other Tenant Spaces**

All of the property is occupied by Newark School District programs. There are no tenants leasing buildings or rooms at the school.

**Key Spaces Not Observed**

<b>Building Number</b>	<b>Area</b>	<b>Access Issue</b>
<b>Portable 1</b>	<b>storage</b>	Locked up.

## Campus Findings & Deficiencies

### Historical Summary

The Original Snow ES Buildings 1,2,3,4 & 5 have nine buildings, five of which were originally constructed in the early 1960's. An exterior covered walkway connects the classroom buildings, Buildings 1-4, Building 5, the Administration Building and Building 6, the Multi-Purpose Building There are three portable classrooms from the early 1990's that are located at the eastern edge of the site. One of which is used for storage. It appears that Building 6 (Multi-Purpose) was added to the Campus along with the Portable classrooms in 1991.

### Architectural

The main school buildings have had upgrades in the last 15 years consisting of roofs, HVAC, restrooms, lighting and electrical. The original five Campus buildings have their original windows which are well beyond their useful life. The three portable classrooms have their original metal roofs, windows and T-111 wood siding which has been patched and repaired over the years, they are also well beyond their useful life and replacement should be considered.

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

The Campus does not have sprinklers except for the stage at Building 6, adding sprinklers to all buildings should be considered. The underground plumbing is assumed to be original and has been reported as being problematic, replacement should be considered. The electrical and HVAC have been upgraded and reported as being adequate for the occupants.

### Site

The site lighting appears adequate but is nearing the end of its useful life; recommend replacing with LED exterior lighting when upgrades are done. The asphalt paving at the playgrounds and parking areas have been overlaid in 2015. There are areas of paving at the play area behind Building 4 that should be repaired including, brick pavers, asphalt and concrete. There is a tripping hazard at the concrete sidewalk adjacent to the street that should be ground down.

### 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 & Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or other 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
Snow Elementary School / Building 1	\$503	7,600	\$3,822,800	1.0%	16.0%	17.0%	22.0%
Snow Elementary School / Building 2	\$503	7,600	\$3,822,800	1.0%	13.0%	14.0%	19.0%
Snow Elementary School / Building 3	\$503	7,600	\$3,822,800	1.0%	15.0%	16.0%	19.0%
Snow Elementary School / Building 4	\$503	4,700	\$2,364,100	2.0%	14.0%	15.0%	18.0%
Snow Elementary School / Building 5	\$503	2,400	\$1,207,200	1.0%	18.0%	19.0%	23.0%
Snow Elementary School / Multi-Purpose	\$503	9,900	\$4,979,700	2.0%	19.0%	20.0%	25.0%
Snow Elementary School / Portable	\$289	3,600	\$1,040,400	0.0%	7.0%	7.0%	9.0%
Snow Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

## Immediate Needs

Facility/Building	Total Cost	Total Items
Snow Elementary School	\$37,758	7
<b>Total :</b>	<b>\$37,758</b>	<b>7</b>

### Snow Elementary School

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1095794	Snow Elementary School / Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	30	Poor	Safety	88.65	\$2,223
1096311	Snow Elementary School / Multi-Purpose	B2011	Exterior Wall, Stucco, 1-2 Stories, Repair	(No Lifespan)	Poor	Performance/Integrity	80.01	\$4,259
1095677	Snow Elementary School / Building 4	B2011	Wood Trim, Exterior Building Envelope Penetrations, Potential LBP Hazardous Materials Handling/Disposal, Replace	30	Poor	Performance/Integrity	80.01	\$1,596
1097166	Snow Elementary School / Portable	B2011	Wood Trim, Exterior Building Envelope Penetrations, Potential LBP Hazardous Materials Handling/Disposal, Replace	30	Poor	Performance/Integrity	80.01	\$4,788
1097156	Snow Elementary School / Building 2	B2011	Wood Trim, Exterior Building Envelope Penetrations, Potential LBP Hazardous Materials Handling/Disposal, Replace	30	Poor	Performance/Integrity	80.01	\$1,596
1098692	Snow Elementary School / Site	G2031	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	Poor	Performance/Integrity	79.65	\$5,747
1097004	Snow Elementary School / Site	G2031	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	Poor	Performance/Integrity	79.65	\$17,550

## Plan Types

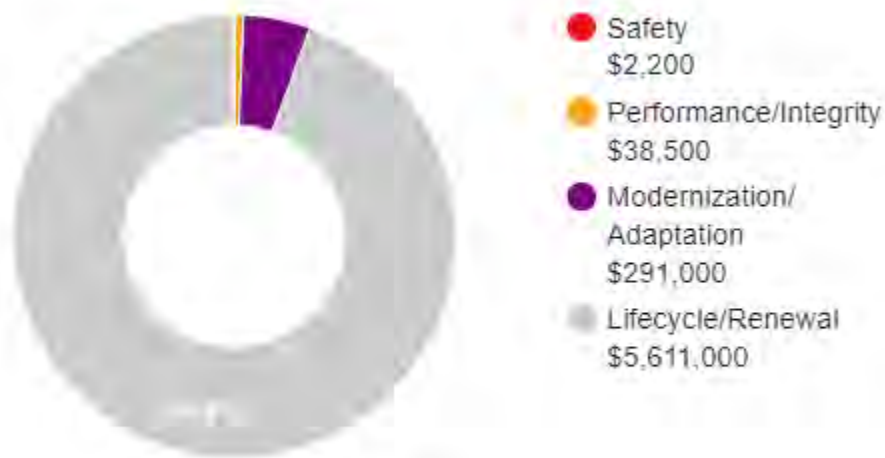
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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





Ten year total: \$5,942,700

### Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	\$12,200	\$141,800	-	\$236,200	\$118,600	\$508,700
Roofing	-	\$16,500	-	\$25,400	\$377,700	\$419,600
Interiors	-	\$248,600	\$283,500	\$126,500	\$386,100	\$1,044,700
Elevators	-	\$20,700	-	-	-	\$20,700
Plumbing	-	\$1,982,800	\$73,400	\$2,900	\$49,500	\$2,108,600
Fire Suppression	\$291,000	\$1,400	-	-	-	\$292,400
HVAC	-	\$406,000	-	\$263,200	\$739,200	\$1,408,400
Electrical	-	\$36,600	-	\$104,200	\$1,081,900	\$1,222,700
Fire Alarm & Comm	-	\$33,800	\$207,900	\$196,900	\$324,800	\$763,400
Equipment/Special	\$2,900	\$75,700	\$3,300	-	\$123,200	\$205,200
Site Development	-	\$5,000	-	\$18,900	\$317,600	\$341,400
Pavement	\$25,500	\$47,200	-	\$125,400	\$515,100	\$713,300
Site Lighting	-	\$5,700	-	-	-	\$5,700
Landscaping	-	-	\$921,500	-	-	\$921,500
<b>TOTALS</b>	<b>\$331,600</b>	<b>\$3,021,800</b>	<b>\$1,489,600</b>	<b>\$1,099,600</b>	<b>\$4,033,700</b>	<b>\$9,976,300</b>



## 2. Original Snow ES Buildings 1,2,3,4 & 5



### Original Snow ES Buildings 1,2,3,4 & 5: Systems Summary

<b>Address</b>	6580 Mirabeau Drive Newark, California	
<b>Constructed/ Renovated</b>	1960's	
<b>Building Size</b>	Three @ 7,600 sf, one each @ 4,700 and 2,400 sf Total is 29,900 sf	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted brick with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board & brick, laminated paneling Floors: VCT, epoxy coating, carpet, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Elec water heater in Building 5 Buildings 1, 2 3 and 4 - Hot water from Building 6	Fair

## Original Snow ES Buildings 1,2,3,4 & 5: Systems Summary

<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	aged windows ,aged plumbing infrastructure, missing fire suppression, wood trim deterioration	

### Original Snow ES Building 1: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$23,800	-	\$49,300	\$29,600	\$102,800
Roofing	-	-	-	-	-	-
Interiors	-	\$35,700	\$83,500	\$13,400	\$92,300	\$224,900
Plumbing	-	\$379,200	\$16,400	-	\$4,200	\$399,800
Fire Suppression	\$55,600	-	-	-	-	\$55,600
HVAC	-	\$66,500	-	\$15,800	\$177,800	\$260,100
Electrical	-	\$11,800	-	-	\$206,600	\$218,400
Fire Alarm & Comm	-	\$33,800	\$43,500	\$36,300	\$103,900	\$217,500
<b>TOTALS</b>	<b>\$55,600</b>	<b>\$550,800</b>	<b>\$143,400</b>	<b>\$114,800</b>	<b>\$614,400</b>	<b>\$1,479,100</b>

### Original Snow ES Building 2: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$1,600	\$23,800	-	\$41,900	\$29,600	\$96,900
Roofing	-	-	-	-	-	-
Interiors	-	\$35,700	\$81,000	\$10,500	\$92,300	\$219,400
Plumbing	-	\$379,200	\$16,400	-	\$4,200	\$399,800
Fire Suppression	\$55,600	-	-	-	-	\$55,600
HVAC	-	-	-	\$100,000	\$74,300	\$174,300
Electrical	-	-	-	-	\$206,600	\$206,600
Fire Alarm & Comm	-	-	\$43,500	\$36,300	\$58,500	\$138,400
<b>TOTALS</b>	<b>\$57,200</b>	<b>\$438,700</b>	<b>\$140,900</b>	<b>\$188,700</b>	<b>\$465,500</b>	<b>\$1,291,000</b>

### Original Snow ES Building 3: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$23,800	-	\$41,900	\$29,600	\$95,300
Roofing	-	-	-	-	-	-
Interiors	-	\$35,700	\$31,000	\$9,000	\$15,200	\$90,800
Plumbing	-	\$379,200	\$16,400	-	\$4,200	\$399,800
Fire Suppression	\$55,600	-	-	-	-	\$55,600
HVAC	-	\$77,600	-	\$15,800	\$195,100	\$288,500
Electrical	-	-	-	-	\$206,600	\$206,600
Fire Alarm & Comm	-	-	\$43,500	\$36,300	\$58,500	\$138,400
<b>TOTALS</b>	<b>\$55,600</b>	<b>\$516,300</b>	<b>\$90,900</b>	<b>\$103,000</b>	<b>\$509,200</b>	<b>\$1,275,000</b>

### Original Snow ES Building 4: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$1,600	\$16,200	-	\$23,200	\$17,800	\$58,700
Roofing	-	-	-	-	-	-
Interiors	-	\$28,700	\$12,400	\$6,000	\$28,100	\$75,100
Plumbing	-	\$233,200	\$10,400	-	\$4,200	\$247,800
Fire Suppression	\$34,400	-	-	-	-	\$34,400
HVAC	-	\$22,200	-	-	\$80,400	\$102,600
Electrical	-	-	-	-	\$127,800	\$127,800
Fire Alarm & Comm	-	-	\$26,900	\$22,500	\$36,200	\$85,600
<b>TOTALS</b>	<b>\$36,000</b>	<b>\$300,300</b>	<b>\$49,700</b>	<b>\$51,700</b>	<b>\$294,500</b>	<b>\$732,000</b>

### Original Snow ES Building 5: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$34,000	-	\$23,700	\$11,900	\$69,500
Roofing	-	-	-	-	-	-
Interiors	-	\$15,100	\$17,700	\$6,000	\$13,100	\$51,900
Plumbing	-	\$123,300	\$7,800	-	\$6,200	\$137,200
Fire Suppression	\$17,600	-	-	-	-	\$17,600
HVAC	-	\$22,200	-	-	\$58,000	\$80,100
Electrical	-	-	-	\$58,000	\$65,200	\$123,200
Fire Alarm & Comm	-	-	\$13,700	\$18,200	\$18,500	\$50,400
<b>TOTALS</b>	<b>\$17,600</b>	<b>\$194,600</b>	<b>\$39,200</b>	<b>\$105,900</b>	<b>\$172,900</b>	<b>\$529,900</b>

### 3. Building 6 - Multi-Purpose



#### Building 6 - Multi-Purpose: Systems Summary

<b>Address</b>	6580 Mirabeau Drive Newark, California	
<b>Constructed/ Renovated</b>	1991	
<b>Building Size</b>	9,900 sf	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal framed roof decks	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, wood floor refinishing Ceilings: Painted gypsum board, ACT, exposed structure	Fair
<b>Elevators</b>	Wheelchair lift serving stage	Fair

## Building 6 - Multi-Purpose: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste & venting Gas and electric water heaters	Fair
<b>HVAC</b>	Individual package units Supplemental components: ductless split-system	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system at stage; fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Fed from Site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes 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 building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	aged plumbing infrastructure, missing fire suppression,	

### Building 6 - Multi-Purpose: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	\$4,300	\$2,200	-	\$41,300	-	\$47,700
Roofing	-	\$16,500	-	-	\$314,500	\$331,000
Interiors	-	\$76,100	\$43,100	\$81,700	\$116,000	\$317,000
Elevators	-	\$20,700	-	-	-	\$20,700
Plumbing	-	\$483,000	\$6,000	\$2,900	\$17,300	\$509,200
Fire Suppression	\$72,400	\$1,400	-	-	-	\$73,700
HVAC	-	\$184,300	-	\$131,600	\$101,800	\$417,700
Electrical	-	\$24,800	-	\$46,200	\$269,100	\$340,200
Fire Alarm & Comm	-	-	\$36,700	\$47,300	\$49,300	\$133,200
Equipment/Special	\$2,900	\$75,700	\$3,300	-	\$123,200	\$205,200
<b>TOTALS</b>	<b>\$79,600</b>	<b>\$884,700</b>	<b>\$89,100</b>	<b>\$351,000</b>	<b>\$991,200</b>	<b>\$2,395,600</b>

## 4. Portables 1,2 & 3



### Portables 1,2 & 3: Systems Summary

<b>Address</b>	6580 Mirabeau Drive Newark, California	
<b>Constructed/ Renovated</b>	1960's	
<b>Building Size</b>	3,600 sf (3 @ 1200 sf each)	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Good
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--



### Portables 1,2 & 3: Systems Summary

<b>Plumbing</b>	None	--
<b>HVAC</b>	Individual package wall units	Fair
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Fed from adjacent building with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues &amp; Findings</b>	rotten siding aged roof antiquated HVAC components	

### Portables 1,2 & 3: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$4,800	\$18,100	-	\$14,900	-	\$37,800
Roofing	-	-	-	\$25,400	\$63,100	\$88,600
Interiors	-	\$21,600	\$14,900	-	\$29,100	\$65,600
HVAC	-	\$33,200	-	-	\$51,800	\$85,000
<b>TOTALS</b>	<b>\$4,800</b>	<b>\$72,900</b>	<b>\$14,900</b>	<b>\$40,300</b>	<b>\$144,000</b>	<b>\$277,000</b>

## 5. Site Summary



Site Information		
<b>Lot Size</b>	10 acres (estimated)	
<b>Parking Spaces</b>	43 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain-link fencing Playgrounds and sports courts with bleachers, fencing	Fair
<b>Landscaping &amp; Topography</b>	No significant landscaping features Irrigation present No retaining walls Flat site	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS Building-mounted: HPS	Fair
<b>Ancillary Structures</b>	Pre-fabricated storage/shipping container	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 &amp; Findings</b>	aged plumbing infrastructure, missing fire suppression, wood trim deterioration	

### Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	-	\$5,900	-	-	\$9,200	\$15,100
Site Development	-	\$5,000	-	\$18,900	\$317,600	\$341,400
Pavement	\$25,500	\$47,200	-	\$125,400	\$515,100	\$713,300
Site Lighting	-	\$5,700	-	-	-	\$5,700
Landscaping	-	-	\$921,500	-	-	\$921,500
<b>TOTALS</b>	<b>\$25,500</b>	<b>\$63,800</b>	<b>\$921,500</b>	<b>\$144,300</b>	<b>\$841,900</b>	<b>\$1,997,000</b>

## 6. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 were observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in the 1960’s. The facility was significantly renovated in 2005. Complaints about accessibility issues have not been received by the property management. The property does not have associated pending litigation related to existing barriers or previously removed barriers.

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

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

## 7. 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.

## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## 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.

## 8. Opinions of Probable Costs

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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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 9. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Snow Elementary, 6580 Mirabeau Drive, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** John Landry,  
Project Manager

**Reviewed by:**



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800.733.0660 x7613

## 10. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Accessibility Review
- Appendix D: Pre-Survey Questionnaire
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

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## Appendix A: Photographic Record

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#1	BUILDING 1 - LEFT ELEVATION
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#2	BUILDING 1 - RIGHT ELEVATION
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#3	BUILDING 3 - REAR ELEVATION
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#4	BUILDING 4 - SLIDING DOORS
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#5	BUILDING 5 - FRONT ELEVATION
----	------------------------------



#6	BUILDING 5 - RIGHT ELEVATION
----	------------------------------



#7	BUILDING 5 - REAR ELEVATION
----	-----------------------------



#8	BUILDING 6 - LEFT ELEVATION
----	-----------------------------



#9	BUILDING 6 - REAR ELEVATION
----	-----------------------------



#10	BUILDING 6 - EXTERIOR STAIRS
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#11	MODULAR 1 - STORAGE
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#12	MODULAR 2
-----	-----------



#13	MODULAR 3
-----	-----------



#14	ROOF - SLOPED
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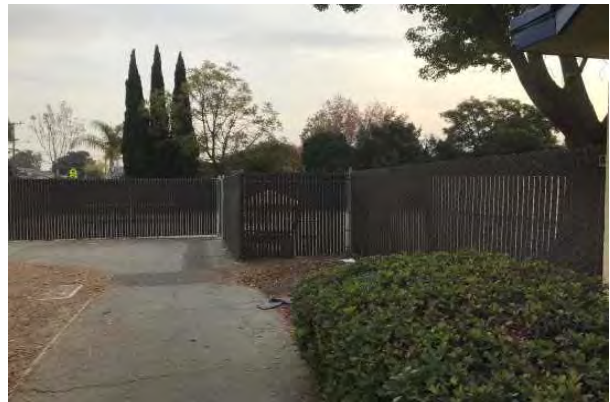
#15	ROOF - FLAT
-----	-------------



#16	ROOF SKYLIGHT
-----	---------------



#17	CANOPY
-----	--------



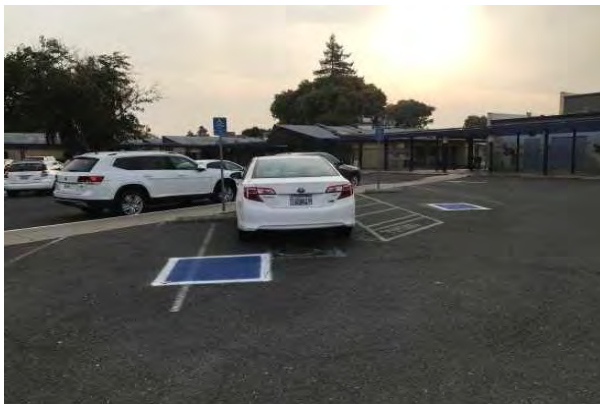
#18	FENCES & GATES
-----	----------------



#19	SIDEWALK
-----	----------



#20	PLAY STRUCTURE
-----	----------------



#21	PARKING
-----	---------



#22	BUILDING 4 PLAYGROUND
-----	-----------------------



#23	PLAY STRUCTURES
-----	-----------------



#24	DUMPSTER LOCATION
-----	-------------------





#25	MONUMENT SIGN
-----	---------------



#26	BUILDING 1 - CORRIDOR
-----	-----------------------



#27	BUILDING 5 - TEACHERS WORKROOM
-----	--------------------------------



#28	BUILDING 6 - CHILDCARE
-----	------------------------



#29	BUILDING 6 - GYMNASIUM
-----	------------------------



#30	BUILDING 6 - LIBRARY
-----	----------------------



#31	INTERIOR CEILING FINISH
-----	-------------------------



#32	MODULAR CLASSROOM
-----	-------------------



#33	CLASSROOM
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#34	BUILDING 6 - WHEELCHAIR LIFT
-----	------------------------------



#35	WATER HEATER
-----	--------------



#36	WATER HEATER
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#37	RESTROOM
-----	----------



#38	RESTROOM
-----	----------



#39	EXHAUST FAN
-----	-------------



#40	PACKAGED (RTU)
-----	----------------



#41	MODULAR - PACKAGED UNIT - WALL HUNG
-----	-------------------------------------



#42	FIRE ALARM CONTROL PANEL
-----	--------------------------



#43	SPRINKLER SYSTEM - STAGE
-----	--------------------------



#44	ELECTRICAL ROOM
-----	-----------------



#45	SWITCHBOARD
-----	-------------



#46	COMMERCIAL KITCHEN
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#47	KITCHEN HOOD
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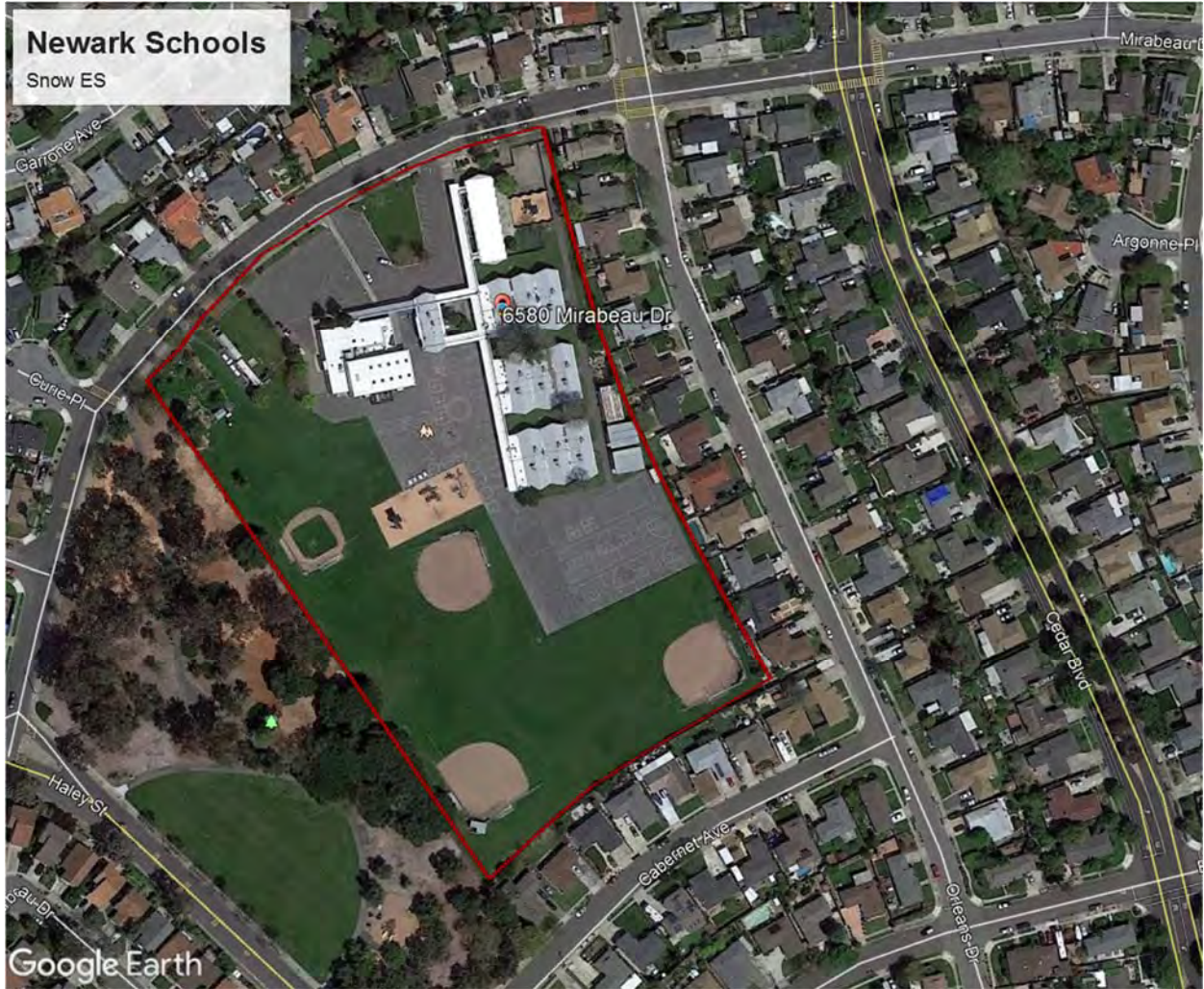
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## Appendix B: Site Plan

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# Site Plan



**Project Name:**  
Snow Elementary School

**Project Number:**  
130098.18R000-001.354

**Source:**  
Google Earth

**On-Site Date:**  
November 13, 2018

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## **Appendix C: Accessibility Review**

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### Original Snow ES Buildings 1,2,3,4 & 5: Accessibility Issues

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

### Building 6 - Multi-Purpose: Accessibility Issues

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

### Portable classroom buildings 1,2 & 3: Accessibility Issues

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

### Site Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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## **Appendix D: Pre-Survey Questionnaire**

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**PRE-SURVEY QUESTIONNAIRE**

<b>Name of Person Completing Questionnaire:</b>	N/A - Not returned to EMG
<b>Association with Property:</b>	
<b>Length of Association with Property:</b>	
<b>Date Completed:</b>	
<b>Phone Number:</b>	
<b>Property Name:</b>	
<b>EMG Project Number:</b>	

Inspections		Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

Question	Response
5 List any major capital improvement within the last three years.	
6 List any major capital expenditures planned for the next year.	
7 What is the age of the roof(s)?	
8 What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

Question	Yes	No	Unk	N/A	Comments
9 Are there any unresolved building, fire, or zoning code issues?					
10 Are there any "down" or unusable units?					
11 Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12 Is the property served by a private water well?					
13 Is the property served by a private septic system or other waste treatment systems?					
14 Are there any problems with foundations or structures?					
15 Is there any water infiltration in basements or crawl spaces?					
16 Are there any wall, or window leaks?					
17 Are there any roof leaks?					
18 Is the roofing covered by a warranty or bond?					
19 Are there any poorly insulated areas?					
20 Is Fire Retardant Treated (FRT) plywood used?					

**PRE-SURVEY QUESTIONNAIRE**

<b>Question</b>		<b>Yes</b>	<b>No</b>	<b>Unk</b>	<b>N/A</b>	<b>Comments</b>
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

**PRE-SURVEY QUESTIONNAIRE**

<b>Question</b>		<b>Yes</b>	<b>No</b>	<b>Unk</b>	<b>N/A</b>	<b>Comments</b>
45	Are there any unresolved construction defects at the property?					

**Comments**

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## Appendix E: Replacement Reserves

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Replacement Reserves Report

8/14/2019

Summary table with columns: Location, 2019-2039, Total Escalated Estimate. Rows include Snow Elementary School and GrandTotal.

Snow Elementary School
\* Markup/LocationFactor (1.17) has been included in unit costs.

Snow Elementary School / Building 1

Main table with columns: Uniformat Code, Location, Description, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal, 2019-2039, 2039 Deficiency Repair Estimate. Includes Totals, Unescalated and Totals, Escalated (3.0% inflation, compounded annually).

\* Markup/LocationFactor (1.17) has been included in unit costs.

Snow Elementary School / Building 2

Table with columns: Uniformat Code, Location, Description, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal, 2019-2039, Deficiency Repair Estimate. Rows include B2011, B2021, B2032, C1021, C1023, C1031.

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
C3012	Building 2 interior	Interior Wall Finish, Laminated Paneling, Replace	20	15	5	800 SF	\$17.91 \$14,330						\$14,330																	\$14,330
C3021	Building 2 interior	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	8	2	800 SF	\$10.23 \$8,181			\$8,181										\$8,181										\$16,361
C3024	Building 2 interior	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	7600 SF	\$5.62 \$42,682						\$42,682																\$42,682	\$85,363
C3031	Building 2 interior	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	1000 SF	\$2.27 \$2,270																\$2,270							\$4,540
C3032	Building 2 interior	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	18	2	7000 SF	\$3.64 \$25,471			\$25,471																				\$25,471
D2011	Building 2	Toilet, Tankless (Water Closet), Replace	20	15	5	5 EA	\$986.27 \$4,931						\$4,931																	\$4,931
D2012	Building 2	Urinal, Vitreous China, Replace	20	15	5	3 EA	\$1,396.32 \$4,189						\$4,189																	\$4,189
D2014	Building 2	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	18	2	6 EA	\$1,365.72 \$8,194			\$8,194																				\$8,194
D2014	Building 2	Sink/Lavatory, Vitreous China, Replace	20	15	5	5 EA	\$1,007.97 \$5,040						\$5,040																	\$5,040
D2018	Building 2	Drinking Fountain, Refrigerated, Replace	10	8	2	2 EA	\$1,471.29 \$2,943			\$2,943											\$2,943									\$5,885
D2029	Building 2	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	38	2	7600 SF	\$45.56 \$346,254			\$346,254																				\$346,254
D3042	Building 2	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	7	8	1 EA	\$3,117.09 \$3,117																							\$3,117
D3042	Building 2	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	7	8	1 EA	\$3,117.09 \$3,117																							\$3,117
D3042	Building 2	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	7	8	1 EA	\$3,117.09 \$3,117																							\$3,117
D3042	Building 2	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	7	8	1 EA	\$3,117.09 \$3,117																							\$3,117
D3052	Building 2	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	5	10	1 EA	\$10,446.02 \$10,446																							\$10,446
D3052	Building 2	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	5	10	1 EA	\$10,446.02 \$10,446																							\$10,446
D3052	Building 2	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	5	10	1 EA	\$10,446.02 \$10,446																							\$10,446
D3052	Building 2	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	5	10	1 EA	\$10,446.02 \$10,446																							\$10,446
D3052	Building 2	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	5	10	1 EA	\$10,446.02 \$10,446																							\$10,446
D3068	Building 2	HVAC Controls, Building Automation System (BAS), Upgrade	20	5	15	7600 SF	\$6.27 \$47,661																							\$47,661
D4019	Building 2	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	50	0	7600 SF	\$7.31 \$55,575	\$55,575																						\$55,575
D5029	Building 2	Lighting System, Interior, School, Upgrade	25	11	14	7600 SF	\$17.97 \$136,581																							\$136,581
D5037	Building 2	Fire Alarm System, School, Install	20	11	9	7600 SF	\$3.66 \$27,832																							\$27,832
D5038	Building 2	Security/Surveillance System, Cameras and CCTV, Install	10	6	4	7600 SF	\$5.09 \$38,680																							\$38,680
<b>Totals, Unescalated</b>									\$57,171	\$0 \$413,448	\$0 \$38,680 \$84,001 \$18,473	\$0 \$12,468 \$27,832 \$85,223	\$0 \$11,123	\$0 \$175,261 \$49,931 \$18,473	\$0 \$0	\$0 \$42,682	\$1,034,767													
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$57,171	\$0 \$438,627	\$0 \$43,535 \$97,380 \$22,058	\$0 \$15,795 \$36,314 \$114,533	\$0 \$15,859	\$0 \$265,098 \$77,791 \$29,644	\$0 \$0	\$0 \$77,088	\$1,290,892													

\* Markup/LocationFactor (1.17) has been included in unit costs.

Snow Elementary School / Building 3

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Building 3 exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	5500 SF	\$3.36 \$18,473							\$18,473																	\$36,946
B2021	Building 3 exterior	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	28	2	22 EA	\$1,018.43 \$22,405			\$22,405																					\$22,405
B2032	Building 3 exterior	Exterior Door, Steel Insulated, Replace	25	15	10	8 EA	\$1,845.71 \$14,766																							\$14,766	
C1021	Building 3 interior	Interior Door, Steel, Replace	25	15	10	6 EA	\$1,111.64 \$6,670																							\$6,670	
C1023	Building 3 interior	Door Hardware System, School (per Door), Replace	20	15	5	14 EA	\$438.75 \$6,143						\$6,143																	\$6,143	
C1031	Building 3	Toilet Partitions, Metal Overhead-Braced, Replace	20	15	5	4 EA	\$994.50 \$3,978						\$3,978																	\$3,978	
C3012	Building 3 interior	Interior Wall Finish, Laminated Paneling, Replace	20	15	5	800 SF	\$17.91 \$14,330						\$14,330																	\$14,330	
C3021	Building 3 interior	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	8	2	800 SF	\$10.23 \$8,181			\$8,181											\$8,181										\$16,361
C3031	Building 3 interior	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	1000 SF	\$2.27 \$2,270						\$2,270																		\$4,540
C3032	Building 3 interior	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	18	2	7000 SF	\$3.64 \$25,471			\$25,471																					\$25,471
D2011	Building 3	Toilet, Tankless (Water Closet), Replace	20	15	5	5 EA	\$986.27 \$4,931						\$4,931																	\$4,931	
D2012	Building 3	Urinal, Vitreous China, Replace	20	15	5	3 EA	\$1,396.32 \$4,189						\$4,189																	\$4,189	
D2014	Building 3	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	18	2	6 EA	\$1,365.72 \$8,194			\$8,194																				\$8,194	
D2014	Building 3	Sink/Lavatory, Vitreous China, Replace	20	15	5	5 EA	\$1,007.97 \$5,040						\$5,040																	\$5,040	
D2018	Building 3	Drinking Fountain, Refrigerated, Replace	10	8	2	2 EA	\$1,471.29 \$2,943			\$2,943											\$2,943									\$5,885	
D2029	Building 3	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	38	2	7600 SF	\$45.56 \$346,254			\$346,254																					\$346,254
D3042	Building 3	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	7	8	1 EA	\$3,117.09 \$3,117																							\$3,117	
D3042	Building 3	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	7	8	1 EA	\$3,117.09 \$3,117																							\$3,117	
D3042	Building 3	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	7	8	1 EA	\$3,117.09 \$3,117																							\$3,117	
D3042	Building 3	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	7	8	1 EA	\$3,117.09 \$3,117																							\$3,117	
D3052	Building 3	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	13	2	1 EA	\$10,446.02 \$10,446																							\$10,446	
D3052	Building 3	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	13	2	1 EA	\$10,446.02 \$10,446																							\$10,446	
D3052	Building 3	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	13	2	1 EA	\$10,446.02 \$10,446																							\$10,446	
D3052	Building 3	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	13	2	1 EA	\$10,446.02 \$10,446																							\$10,446	
D3052	Building 3	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	13	2	1 EA	\$10,446.02 \$10,446																							\$10,446	
D3052	Building 3																														

Snow Elementary School / Building 4

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building 4 exterior	Wood Trim, Exterior Building Envelope Penetrations, Potential LBP Hazardous Materials Handling/Disposal, Replace	30	30	0	200	LF	\$7.98	\$1,596	\$1,596																				\$1,596		
B2011	Building 4 exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	3300	SF	\$3.36	\$11,084																	\$11,084				\$22,168		
B2021	Building 4 exterior	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	28	2	15	EA	\$1,018.43	\$15,276		\$15,276					\$11,084															\$15,276	
B2032	Building 4 exterior	Exterior Door, Steel Insulated, Replace	25	15	10	4	EA	\$1,845.71	\$7,383											\$7,383											\$7,383	
C1021	Building 4 interior	Interior Door, Steel, Replace	25	15	10	4	EA	\$1,111.64	\$4,447											\$4,447											\$4,447	
C1023	Building 4 interior	Door Hardware System, School (per Door), Replace	20	15	5	8	EA	\$438.75	\$3,510						\$3,510																\$3,510	
C3012	Building 4 interior	Interior Wall Finish, Laminated Paneling, Replace	20	15	5	400	SF	\$17.91	\$7,165						\$7,165																\$7,165	
C3021	Building 4 interior	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	8	2	400	SF	\$10.23	\$4,090				\$4,090																		\$8,181	
C3024	Building 4 interior	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	2400	SF	\$5.62	\$13,478				\$13,478														\$13,478				\$26,957	
C3032	Building 4 interior	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	18	2	2600	SF	\$3.64	\$9,461			\$9,461																			\$9,461	
D2011	Building 4	Toilet, Flush Tank (Water Closet), Replace	20	15	5	4	EA	\$1,234.53	\$4,938						\$4,938																\$4,938	
D2014	Building 4	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	18	2	2	EA	\$1,365.72	\$2,731			\$2,731																			\$2,731	
D2014	Building 4	Sink/Lavatory, Vitreous China, Replace	20	15	5	4	EA	\$1,007.97	\$4,032						\$4,032																\$4,032	
D2018	Building 4	Drinking Fountain, Refrigerated, Replace	10	8	2	2	EA	\$1,471.29	\$2,943			\$2,943																			\$5,885	
D2029	Building 4	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	38	2	4700	SF	\$45.56	\$214,131			\$214,131																			\$214,131	
D3052	Building 4	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	13	2	1	EA	\$10,446.02	\$10,446				\$10,446																		\$10,446	
D3052	Building 4	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	13	2	1	EA	\$10,446.02	\$10,446			\$10,446																			\$10,446	
D3068	Building 4	HVAC Controls, Building Automation System (BAS), Upgrade	20	5	15	4700	SF	\$6.27	\$29,475																	\$29,475					\$29,475	
D4019	Building 4	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	50	0	4700	SF	\$7.31	\$34,369	\$34,369																					\$34,369	
D5029	Building 4	Lighting System, Interior, School, Upgrade	25	11	14	4700	SF	\$17.97	\$84,465																\$84,465							\$84,465
D5037	Building 4	Fire Alarm System, School, Install	20	11	9	4700	SF	\$3.66	\$17,212											\$17,212											\$17,212	
D5038	Building 4	Security/Surveillance System, Cameras and CCTV, Install	10	6	4	4700	SF	\$5.09	\$23,921					\$23,921											\$23,921						\$47,841	
<b>Totals, Unescalated</b>										<b>\$35,965</b>	<b>\$0</b>	<b>\$283,003</b>	<b>\$0</b>	<b>\$23,921</b>	<b>\$19,645</b>	<b>\$11,084</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,212</b>	<b>\$11,829</b>	<b>\$0</b>	<b>\$7,033</b>	<b>\$0</b>	<b>\$108,385</b>	<b>\$29,475</b>	<b>\$11,084</b>	<b>\$34,370</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$593,005</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										<b>\$35,965</b>	<b>\$0</b>	<b>\$300,238</b>	<b>\$0</b>	<b>\$26,923</b>	<b>\$22,774</b>	<b>\$13,235</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,458</b>	<b>\$15,898</b>	<b>\$0</b>	<b>\$10,027</b>	<b>\$0</b>	<b>\$163,942</b>	<b>\$45,921</b>	<b>\$17,786</b>	<b>\$56,809</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$731,975</b>	

\* Markup/LocationFactor (1.17) has been included in unit costs.

Snow Elementary School / Building 5

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building 5 exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	2200	SF	\$3.36	\$7,389						\$7,389											\$7,389					\$14,778
B2021	Building 5 exterior	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	28	2	10	EA	\$1,018.43	\$10,184			\$10,184																			\$10,184
B2031	Building 5 exterior	Exterior Door, Fully-Glazed Aluminum-Framed Sliding, Replace	25	23	2	8	EA	\$2,731.14	\$21,849			\$21,849																			\$21,849
B2032	Building 5 exterior	Exterior Door, Steel Insulated, Replace	25	15	10	6	EA	\$1,845.71	\$11,074											\$11,074											\$11,074
C1021	Building 5 interior	Interior Door, Steel, Replace	25	15	10	4	EA	\$1,111.64	\$4,447											\$4,447											\$4,447
C1023	Building 5 interior	Door Hardware System, School (per Door), Replace	20	15	5	10	EA	\$438.75	\$4,388					\$4,388																	\$4,388
C3012	Building 5 interior	Interior Wall Finish, Laminated Paneling, Replace	20	15	5	400	SF	\$17.91	\$7,165					\$7,165																	\$7,165
C3021	Building 5 interior	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	8	2	400	SF	\$10.23	\$4,090			\$4,090																			\$8,181
C3024	Building 5 interior	Interior Floor Finish, Ceramic Tile, Replace	50	45	5	200	SF	\$18.44	\$3,688				\$3,688																		\$3,688
C3025	Building 5 interior	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	600	SF	\$8.49	\$5,097			\$5,097																			\$10,193
C3032	Building 5 interior	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	18	2	1400	SF	\$3.64	\$5,094																						\$5,094
D2011	Building 5	Toilet, Flush Tank (Water Closet), Replace	20	15	5	3	EA	\$1,234.53	\$3,704					\$3,704																	\$3,704
D2014	Building 5	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	18	2	2	EA	\$1,365.72	\$2,731			\$2,731																			\$2,731
D2014	Building 5	Sink/Lavatory, Vitreous China, Replace	20	15	5	3	EA	\$1,007.97	\$3,024				\$3,024																		\$3,024
D2018	Building 5	Drinking Fountain, Refrigerated, Replace	10	8	2	2	EA	\$1,471.29	\$2,943			\$2,943																			\$5,885
D2023	Building 5	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	13	2	1	EA	\$1,186.58	\$1,187			\$1,187																			\$2,373
D2029	Building 5	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	38	2	2400	SF	\$45.56	\$109,344			\$109,344																			\$109,344
D3052	Building 5	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	13	2	1	EA	\$10,446.02	\$10,446				\$10,446																		\$10,446
D3052	Building 5	Heat Pump, Packaged (RTU), 4 Ton, Replace	15	13	2	1	EA	\$10,446.02	\$10,446			\$10,446																			\$10,446
D3068	Building 5	HVAC Controls, Building Automation System (BAS), Upgrade	20	5	15	2400	SF	\$6.27	\$15,051																\$15,051						\$15,051
D4019	Building 5	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	50	0	2400	SF	\$7.31	\$17,550	\$17,550																					\$17,550
D5029	Building 5	Lighting System, Interior, School, Upgrade	25	15	10	2400	SF	\$17.97	\$43,131											\$43,131											\$43,131
D5029	Building 5	Lighting System, Interior, School, Upgrade	25	11	14	2400	SF	\$17.97	\$43,131																\$43,131						\$43,131
D5037	Building 5	Fire Alarm System, School, Install	20	11	9	2400	SF	\$3.66	\$8,789										\$8,789												\$8,789
D5037	Building 5	Fire Alarm Control Panel, Multiplex, Replace	15	5	10	1	EA	\$5,012.69	\$5,013							\$5,013															\$5,013
D5038	Building 5	Security/Surveillance System, Cameras and CCTV																													





Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate								
B3011	Portable Classroom Building 2	Roof, Metal, Replace	40	20	20	1200	SF	\$14.57	\$17,480																					\$17,480	\$17,480								
C1023	Portable Classroom Buildings	Door Hardware System, School (per Door), Replace	20	15	5	6	EA	\$438.75	\$2,633						\$2,633																	\$2,633							
C3025	Portable Classroom Buildings	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	2400	SF	\$8.49	\$20,386			\$20,386										\$20,386										\$40,772							
C3032	Portable Classroom Buildings	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	15	5	2800	SF	\$3.64	\$10,188						\$10,188																	\$10,188							
D3052	Portable Classroom Buildings	Heat Pump, Packaged (RTU), 3.5 to 5 Ton, Replace	15	13	2	3	EA	\$10,446.02	\$31,338			\$31,338																				\$62,676							
<b>Totals, Unescalated</b>										\$4,788	\$0	\$68,812	\$0	\$0	\$12,821	\$0	\$0	\$0	\$0	\$30,011	\$0	\$20,386	\$0	\$0	\$0	\$0	\$31,338	\$0	\$0	\$0	\$0	\$34,960	\$203,115						
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$4,788	\$0	\$73,003	\$0	\$0	\$14,863	\$0	\$0	\$0	\$0	\$40,332	\$0	\$29,066	\$0	\$0	\$0	\$0	\$0	\$51,797	\$0	\$0	\$0	\$0	\$51,797	\$0	\$0	\$0	\$0	\$63,141	\$276,989

\* Markup/LocationFactor (1.17) has been included in unit costs.

Snow Elementary School / Site																																	
Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
D2021	Site	Backflow Preventer, Domestic, 3", Replace	15	13	2	1	EA	\$5,564.64	\$5,565			\$5,565																				\$11,129	
G2012	Site	Roadways, Asphalt Pavement, Seal & Stripe	5	3	2	100000	SF	\$0.44	\$44,460			\$44,460				\$44,460										\$44,460						\$177,840	
G2022	Site	Parking Lots, Asphalt Pavement	25	5	20	100000	SF	\$2.09	\$209,430																							\$209,430	
G2031	Building 4	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	30	0	144	SF	\$39.91	\$5,747	\$5,747																						\$5,747	
G2031	Building 4	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	25	0	3000	SF	\$5.85	\$17,550	\$17,550																						\$17,550	
G2031	Site	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	30	30	0	100	SF	\$22.23	\$2,223	\$2,223																						\$2,223	
G2031	Site	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	20	10	5000	SF	\$10.53	\$52,650																							\$52,650	
G2041	Site	Fences & Gates, Chain Link, 6' High, Replace	30	20	10	320	LF	\$43.92	\$14,054																							\$14,054	
G2044	Site	Signage, Property, Monument/Pylon, Replace	20	2	18	1	EA	\$10,064.34	\$10,064																							\$10,064	
G2047	site	Play Structure, Medium, Replace	20	4	16	4	EA	\$46,806.58	\$187,226																							\$187,226	
G2049	Site	Prefabricated/Ancillary Building or Structure, All Components, Replace	30	28	2	160	SF	\$29.25	\$4,680			\$4,680																				\$4,680	
G2057	Site	Irrigation System, ., Replace	25	20	5	215000	SF	\$3.70	\$794,898						\$794,898																	\$794,898	
G4021	Site	Pole Light, Exterior, 135 to 1000 W HID (Fixture Only), Replace	20	18	2	1	EA	\$5,417.59	\$5,418			\$5,418																				\$5,418	
<b>Totals, Unescalated</b>										\$25,520	\$0	\$60,122	\$0	\$0	\$794,898	\$0	\$44,460	\$0	\$0	\$66,704	\$0	\$44,460	\$0	\$0	\$0	\$187,226	\$50,025	\$10,064	\$0	\$209,430	\$1,492,909		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$25,520	\$0	\$63,784	\$0	\$0	\$921,505	\$0	\$54,680	\$0	\$0	\$89,645	\$0	\$63,389	\$0	\$0	\$0	\$0	\$0	\$187,226	\$82,683	\$17,134	\$0	\$378,254	\$1,997,037

\* Markup/LocationFactor (1.17) has been included in unit costs.

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## **Appendix F: Equipment Inventory List**

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**D10 CONVEYING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1096326	D1013	<b>Wheelchair Lift</b>	750 pounds	Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	National Wheel-O-Vator	BC-42	14033	1992		

**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1095552	D2021	<b>Backflow Preventer</b>	3 inch	Snow Elementary School / Site	Site	Wilkins	375	L49791	1997		
2	1095913	D2023	<b>Water Heater</b>		Snow Elementary School / Building 5	Building 5	Wesix	S-12	SF-997994	1999		
3	1096377	D2023	<b>Water Heater</b>	80 gallon	Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	A. O. Smith	BTL 198 200	1614M000652	2016		
4	1096413	D2023	<b>Water Heater</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Instant-Flow	S-30L	145377	2014		

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1096435	D3031	<b>Evaporative Cooler [EC-1]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Champion	4401DD	ZF1040435	2014		
2	1096914	D3032	<b>Condensing Unit/Heat Pump [AC-10]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Mitsubishi	MXZ-3B24NA	31U06165B	2016		
3	1139762	D3032	<b>Ductless Split System [AC-10]</b>	2 ton	Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Mitsubishi	MXZ-3B24NA	31U06167B	2014		
4	1096988	D3042	<b>Exhaust Fan [EF 1-13]</b>		Snow Elementary School / Building 1	Building 1	Greenheck	GB-070-VG-6-X	13759209	2013		
5	1096928	D3042	<b>Exhaust Fan [EF 1-14]</b>		Snow Elementary School / Building 1	Building 1	Greenheck	GB-080-VG-6-X	13759210	2013		
6	1096990	D3042	<b>Exhaust Fan [EF 1-3]</b>		Snow Elementary School / Building 1	Building 1	Greenheck	GB-080-VG-6-X	13759202	2013		
7	1096991	D3042	<b>Exhaust Fan [EF 1-4]</b>		Snow Elementary School / Building 1	Building 1	Greenheck	GB-090-VG-6-X	13759206	2013		
8	1097007	D3042	<b>Exhaust Fan [EF 2-13]</b>		Snow Elementary School / Building 2	Building 2	Greenheck	GB-070-VG-6-X	13759208	2013		
9	1097008	D3042	<b>Exhaust Fan [EF 2-14]</b>		Snow Elementary School / Building 2	Building 2	Greenheck	GB-070-VG-6-X	13759213	2013		
10	1097006	D3042	<b>Exhaust Fan [EF 2-3]</b>		Snow Elementary School / Building 2	Building 2	Greenheck	GB-070-VG-6-X	13759212	2013		
11	1097005	D3042	<b>Exhaust Fan [EF 2-4]</b>		Snow Elementary School / Building 2	Building 2	Greenheck	GB-080-VG-6-X	13759204	2013		
12	1097018	D3042	<b>Exhaust Fan [EF 3-13]</b>		Snow Elementary School / Building 3	Building 3	Greenheck	GB-080-VG-6-X	13759203	2013		
13	1097019	D3042	<b>Exhaust Fan [EF 3-14]</b>		Snow Elementary School / Building 3	Building 3	Greenheck	GB-090-VG-6-X	13759205	2013		
14	1097017	D3042	<b>Exhaust Fan [EF 3-3]</b>		Snow Elementary School / Building 3	Building 3	Greenheck	GB-070-VG-6-X	13759207	2013		
15	1097015	D3042	<b>Exhaust Fan [EF 3-4]</b>		Snow Elementary School / Building 3	Building 3	Greenheck	GB-070-VG-6-X	13878552	2013		
16	1096416	D3042	<b>Exhaust Fan [EF-1]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-091-4-X	13759201	2013		
17	1096923	D3042	<b>Exhaust Fan [EF-2]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-097-7G-4-X	13759211	2013		
18	1096436	D3042	<b>Exhaust Fan [EF-3]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-161HP-5-X	13759214	2013		
19	1096438	D3042	<b>Exhaust Fan [EF-4]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-101HP-4-X	13759216	2013		
20	1096911	D3042	<b>Exhaust Fan [EF-5]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-097-VG-4-X	13759217	2013		
21	1097167	D3052	<b>Heat Pump</b>		Snow Elementary School / Portable	Portable Classroom Buildings				1993		3
22	1096912	D3052	<b>Heat Pump [AC-1 SNO]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Trane	YSC072F3ELA08D	141913161L	2014		
23	1096999	D3052	<b>Heat Pump [AC1-1]</b>		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10187	2002		
24	1096996	D3052	<b>Heat Pump [AC1-2]</b>		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10190	2002		
25	1096992	D3052	<b>Heat Pump [AC1-3]</b>		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10207	2002		
26	1096994	D3052	<b>Heat Pump [AC1-4]</b>		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10205	2002		
27	1096995	D3052	<b>Heat Pump [AC1-5]</b>		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10185	2002		
28	1096998	D3052	<b>Heat Pump [AC1-6]</b>		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10203	2002		
29	1096913	D3052	<b>Heat Pump [AC-2 SNO]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Trane	YSH240F3RLA1KUA	142010607D	2014		
30	1097014	D3052	<b>Heat Pump [AC2-1]</b>		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	1915C83529	2015		
31	1097011	D3052	<b>Heat Pump [AC2-2]</b>		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	2115C75174	2015		
32	1097010	D3052	<b>Heat Pump [AC2-3]</b>		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	2115C75172	2015		
33	1097013	D3052	<b>Heat Pump [AC2-4]</b>		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	1915C83532	2015		
34	1097012	D3052	<b>Heat Pump [AC2-5]</b>		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	1915C83531	2015		
35	1097009	D3052	<b>Heat Pump [AC2-6]</b>		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	1915C83533	2015		
36	1096922	D3052	<b>Heat Pump [AC-3 SNO]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Trane	YSC036E3RLA1PD	141913151L	2014		
37	1097043	D3052	<b>Heat Pump [AC3-1]</b>		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10210	2002		
38	1097041	D3052	<b>Heat Pump [AC3-2]</b>		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10183	2002		
39	1097021	D3052	<b>Heat Pump [AC3-3]</b>		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10186	2002		
40	1097042	D3052	<b>Heat Pump [AC3-4]</b>		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10184	2002		
41	1097022	D3052	<b>Heat Pump [AC3-5]</b>		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10188	2002		
42	1097040	D3052	<b>Heat Pump [AC3-5]</b>		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10188	2002		
43	1097020	D3052	<b>Heat Pump [AC3-6]</b>		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10189	2002		
44	1097002	D3052	<b>Heat Pump [AC4-1]</b>		Snow Elementary School / Building 4	Building 4	Carrier	48HJD005---551	2902G30288	2002		
45	1097000	D3052	<b>Heat Pump [AC4-2]</b>		Snow Elementary School / Building 4	Building 4	Carrier	48HJD005---551	2902G30285	2002		
46	1096927	D3052	<b>Heat Pump [AC5-1]</b>		Snow Elementary School / Building 5	Building 5	Carrier	48GXN036090501	3102046466	2002		
47	1096925	D3052	<b>Heat Pump [AC5-2]</b>		Snow Elementary School / Building 5	Building 5	Carrier	48GXN036090501	3302G20482	2002		
48	1096910	D3052	<b>Heat Pump [AC-8 SNO]</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Trane	YSC036E3RLA1PD	141913275L	2014		

**D50 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1098868	D5012	<b>Distribution Panel [DIST PANEL DPA]</b>	400 Amp	Snow Elementary School / Building 1	Building 1	Industrial Electric MFG			1975		

2	1096382	D5012	Distribution Panel [Panel M]	800 Amp	Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Industrial Electric MFG	EL-994556	211843-0002	1992	
3	1096313	D5012	Switchboard	2000 Amps	Snow Elementary School / Site	Site	Industrial Electric MFG	SWBD	D-646749	2000	
4	1095679	D5022	Flood Light		Snow Elementary School / Site	Site				2000	8
5	1095799	D5037	Fire Alarm Control Panel		Snow Elementary School / Building 5	Building 5	Honeywell	5820XL	25406	2015	
6	1095682	D5038	Card Reader w/ Keypad		Snow Elementary School / Building 1	Building 1				2010	20

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1096342	E1027	Laboratory Exhaust Hood		Snow Elementary School / Multi-Purpose	Building 6				1992		
2	1096340	E1093	Commercial Dishwasher		Snow Elementary School / Multi-Purpose	Building 6	Hobart	AM-14	27-169-792	1992		
3	1096367	E1093	Commercial Food Warmer		Snow Elementary School / Multi-Purpose	Building 6	BevLes	CA70-CVMP12	CV-1VF-L-01251	1993		
4	1096361	E1093	Commercial Freezer, Chest		Snow Elementary School / Multi-Purpose	Building 6	Beverage-Air	SM49N	5706950	2007		
5	1096364	E1093	Commercial Refrigerator, 1-Door Reach-In		Snow Elementary School / Multi-Purpose	Building 6		G10000	T42407G13	2007		
6	1096385	E1093	Commercial Refrigerator, 1-Door Reach-In		Snow Elementary School / Multi-Purpose	Building 6	Entree	CR-1	0904CONH82227	2009		
7	1096368	E1093	Commercial Salad Table		Snow Elementary School / Multi-Purpose	Building 6				1992		
8	1096352	E1093	Commercial Freezer, 1-Door Reach-In [KP-22]		Snow Elementary School / Multi-Purpose	Building 6	Ascend	JFD-23F	FF23-1009-0283	2010		
9	1096357	E1093	Commercial Refrigerator, 1-Door Reach-In [KP-23]		Snow Elementary School / Multi-Purpose	Building 6	Hobart	HE	32 518 668	1992		
10	1096359	E1093	Commercial Refrigerator, 1-Door Reach-In [KP-23]		Snow Elementary School / Multi-Purpose	Building 6	Hobart	HE1	32 533 028	1992		
11	1096346	E1093	Commercial Convection Oven, Single [KP-26,28,30]		Snow Elementary School / Multi-Purpose	Building 6	Vulcan			1992		
12	1096350	E1093	Commercial Steamer, Tabletop [KP-7,9,11]		Snow Elementary School / Multi-Purpose	Building 6	Southbend	EZ-3	00E88661-2	2000		
13	1096348	E1093	Commercial Convection Oven, Single [MA-20,22]		Snow Elementary School / Multi-Purpose	Building 6	Montague			1992		

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1095514	G4021	Pole Light		Snow Elementary School / Site	Site				2000		

**D10 CONVEYING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1096326	D1013	<b>Wheelchair Lift</b>	750 pounds	Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	National Wheel-O-Vator	BC-42	14033	1992		

**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1095552	D2021	<b>Backflow Preventer</b>	3 inch	Snow Elementary School / Site	Site	Wilkins	375	L49791	1997		
2	1095913	D2023	<b>Water Heater</b>		Snow Elementary School / Building 5	Building 5	Wesix	S-12	SF-997994	1999		
3	1096377	D2023	<b>Water Heater</b>	80 gallon	Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	A. O. Smith	BTL 198 200	1614M000652	2016		
4	1096413	D2023	<b>Water Heater</b>		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Instant-Flow	S-30L	145377	2014		

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1096435	D3031	<b>Evaporative Cooler</b> [EC-1]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Champion	4401DD	ZF1040435	2014		
2	1096914	D3032	<b>Condensing Unit/Heat Pump</b> [AC-10]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Mitsubishi	MXZ-3B24NA	31U06165B	2016		
3	1139762	D3032	<b>Ductless Split System</b> [AC-10]	2 ton	Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Mitsubishi	MXZ-3B24NA	31U06167B	2014		
4	1096988	D3042	<b>Exhaust Fan</b> [EF 1-13]		Snow Elementary School / Building 1	Building 1	Greenheck	GB-070-VG-6-X	13759209	2013		
5	1096928	D3042	<b>Exhaust Fan</b> [EF 1-14]		Snow Elementary School / Building 1	Building 1	Greenheck	GB-080-VG-6-X	13759210	2013		
6	1096990	D3042	<b>Exhaust Fan</b> [EF 1-3]		Snow Elementary School / Building 1	Building 1	Greenheck	GB-080-VG-6-X	13759202	2013		
7	1096991	D3042	<b>Exhaust Fan</b> [EF 1-4]		Snow Elementary School / Building 1	Building 1	Greenheck	GB-090-VG-6-X	13759206	2013		
8	1097007	D3042	<b>Exhaust Fan</b> [EF 2-13]		Snow Elementary School / Building 2	Building 2	Greenheck	GB-070-VG-6-X	13759208	2013		
9	1097008	D3042	<b>Exhaust Fan</b> [EF 2-14]		Snow Elementary School / Building 2	Building 2	Greenheck	GB-070-VG-6-X	13759213	2013		
10	1097006	D3042	<b>Exhaust Fan</b> [EF 2-3]		Snow Elementary School / Building 2	Building 2	Greenheck	GB-070-VG-6-X	13759212	2013		
11	1097005	D3042	<b>Exhaust Fan</b> [EF 2-4]		Snow Elementary School / Building 2	Building 2	Greenheck	GB-080-VG-6-X	13759204	2013		
12	1097018	D3042	<b>Exhaust Fan</b> [EF 3-13]		Snow Elementary School / Building 3	Building 3	Greenheck	GB-080-VG-6-X	13759203	2013		
13	1097019	D3042	<b>Exhaust Fan</b> [EF 3-14]		Snow Elementary School / Building 3	Building 3	Greenheck	GB-090-VG-6-X	13759205	2013		
14	1097017	D3042	<b>Exhaust Fan</b> [EF 3-3]		Snow Elementary School / Building 3	Building 3	Greenheck	GB-070-VG-6-X	13759207	2013		
15	1097015	D3042	<b>Exhaust Fan</b> [EF 3-4]		Snow Elementary School / Building 3	Building 3	Greenheck	GB-070-VG-6-X	13878552	2013		
16	1096416	D3042	<b>Exhaust Fan</b> [EF-1]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-091-4-X	13759201	2013		
17	1096923	D3042	<b>Exhaust Fan</b> [EF-2]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-097-7G-4-X	13759211	2013		
18	1096436	D3042	<b>Exhaust Fan</b> [EF-3]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-161HP-5-X	13759214	2013		
19	1096438	D3042	<b>Exhaust Fan</b> [EF-4]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-101HP-4-X	13759216	2013		
20	1096911	D3042	<b>Exhaust Fan</b> [EF-5]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Greenheck	GB-097-VG-4-X	13759217	2013		
21	1097167	D3052	<b>Heat Pump</b>		Snow Elementary School / Portable	Portable Classroom Buildings				1993		3
22	1096912	D3052	<b>Heat Pump</b> [AC-1 SNO]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Trane	YSC072F3ELA08D	141913161L	2014		
23	1096999	D3052	<b>Heat Pump</b> [AC1-1]		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10187	2002		
24	1096996	D3052	<b>Heat Pump</b> [AC1-2]		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10190	2002		
25	1096992	D3052	<b>Heat Pump</b> [AC1-3]		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10207	2002		
26	1096994	D3052	<b>Heat Pump</b> [AC1-4]		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10205	2002		
27	1096995	D3052	<b>Heat Pump</b> [AC1-5]		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10185	2002		
28	1096998	D3052	<b>Heat Pump</b> [AC1-6]		Snow Elementary School / Building 1	Building 1	Carrier	48HJE004---541	3302G10203	2002		
29	1096913	D3052	<b>Heat Pump</b> [AC-2 SNO]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Trane	YSH240F3RLA1KUA	142010607D	2014		
30	1097014	D3052	<b>Heat Pump</b> [AC2-1]		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	1915C83529	2015		
31	1097011	D3052	<b>Heat Pump</b> [AC2-2]		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	2115C75174	2015		
32	1097010	D3052	<b>Heat Pump</b> [AC2-3]		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	2115C75172	2015		
33	1097013	D3052	<b>Heat Pump</b> [AC2-4]		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	1915C83532	2015		
34	1097012	D3052	<b>Heat Pump</b> [AC2-5]		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	1915C83531	2015		
35	1097009	D3052	<b>Heat Pump</b> [AC2-6]		Snow Elementary School / Building 2	Building 2	Carrier	48TCDA04A2A5A0A0A0	1915C83533	2015		
36	1096922	D3052	<b>Heat Pump</b> [AC-3 SNO]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Trane	YSC036E3RLA1PD	141913151L	2014		
37	1097043	D3052	<b>Heat Pump</b> [AC3-1]		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10210	2002		
38	1097041	D3052	<b>Heat Pump</b> [AC3-2]		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10183	2002		
39	1097021	D3052	<b>Heat Pump</b> [AC3-3]		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10186	2002		
40	1097042	D3052	<b>Heat Pump</b> [AC3-4]		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10184	2002		
41	1097022	D3052	<b>Heat Pump</b> [AC3-5]		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10188	2002		
42	1097040	D3052	<b>Heat Pump</b> [AC3-5]		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10188	2002		
43	1097020	D3052	<b>Heat Pump</b> [AC3-6]		Snow Elementary School / Building 3	Building 3	Carrier	48HJD004---541	3302G10189	2002		
44	1097002	D3052	<b>Heat Pump</b> [AC4-1]		Snow Elementary School / Building 4	Building 4	Carrier	48HJD005---551	2902G30288	2002		
45	1097000	D3052	<b>Heat Pump</b> [AC4-2]		Snow Elementary School / Building 4	Building 4	Carrier	48HJD005---551	2902G30285	2002		
46	1096927	D3052	<b>Heat Pump</b> [AC5-1]		Snow Elementary School / Building 5	Building 5	Carrier	48GXN036090501	3102046466	2002		
47	1096925	D3052	<b>Heat Pump</b> [AC5-2]		Snow Elementary School / Building 5	Building 5	Carrier	48GXN036090501	3302G20482	2002		
48	1096910	D3052	<b>Heat Pump</b> [AC-8 SNO]		Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Trane	YSC036E3RLA1PD	141913275L	2014		

**D50 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1098868	D5012	<b>Distribution Panel</b> [DIST PANEL DPA]	400 Amp	Snow Elementary School / Building 1	Building 1	Industrial Electric MFG			1975		

2	1096382	D5012	Distribution Panel [Panel M]	800 Amp	Snow Elementary School / Multi-Purpose	Building 6 Multi-Purpose	Industrial Electric MFG	EL-994556	211843-0002	1992	
3	1096313	D5012	Switchboard	2000 Amps	Snow Elementary School / Site	Site	Industrial Electric MFG	SWBD	D-646749	2000	
4	1095679	D5022	Flood Light		Snow Elementary School / Site	Site				2000	8
5	1095799	D5037	Fire Alarm Control Panel		Snow Elementary School / Building 5	Building 5	Honeywell	5820XL	25406	2015	
6	1095682	D5038	Card Reader w/ Keypad		Snow Elementary School / Building 1	Building 1				2010	20

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1096342	E1027	Laboratory Exhaust Hood		Snow Elementary School / Multi-Purpose	Building 6				1992		
2	1096340	E1093	Commercial Dishwasher		Snow Elementary School / Multi-Purpose	Building 6	Hobart	AM-14	27-169-792	1992		
3	1096367	E1093	Commercial Food Warmer		Snow Elementary School / Multi-Purpose	Building 6	BevLes	CA70-CVMP12	CV-1VF-L-01251	1993		
4	1096361	E1093	Commercial Freezer, Chest		Snow Elementary School / Multi-Purpose	Building 6	Beverage-Air	SM49N	5706950	2007		
5	1096364	E1093	Commercial Refrigerator, 1-Door Reach-In		Snow Elementary School / Multi-Purpose	Building 6		G10000	T42407G13	2007		
6	1096385	E1093	Commercial Refrigerator, 1-Door Reach-In		Snow Elementary School / Multi-Purpose	Building 6	Entree	CR-1	0904CONH82227	2009		
7	1096368	E1093	Commercial Salad Table		Snow Elementary School / Multi-Purpose	Building 6				1992		
8	1096352	E1093	Commercial Freezer, 1-Door Reach-In [KP-22]		Snow Elementary School / Multi-Purpose	Building 6	Ascend	JFD-23F	FF23-1009-0283	2010		
9	1096357	E1093	Commercial Refrigerator, 1-Door Reach-In [KP-23]		Snow Elementary School / Multi-Purpose	Building 6	Hobart	HE	32 518 668	1992		
10	1096359	E1093	Commercial Refrigerator, 1-Door Reach-In [KP-23]		Snow Elementary School / Multi-Purpose	Building 6	Hobart	HE1	32 533 028	1992		
11	1096346	E1093	Commercial Convection Oven, Single [KP-26,28,30]		Snow Elementary School / Multi-Purpose	Building 6	Vulcan			1992		
12	1096350	E1093	Commercial Steamer, Tabletop [KP-7,9,11]		Snow Elementary School / Multi-Purpose	Building 6	Southbend	EZ-3	00E88661-2	2000		
13	1096348	E1093	Commercial Convection Oven, Single [MA-20,22]		Snow Elementary School / Multi-Purpose	Building 6	Montague			1992		

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1095514	G4021	Pole Light		Snow Elementary School / Site	Site				2000		

# FACILITY CONDITION ASSESSMENT

prepared for  
**AEDIS**

Newark School District  
5715 Musick Avenue  
Newark, California 94560



FACILITY CONDITION ASSESSMENT  
OF  
MACGREGOR CAMPUS  
35753 CEDAR BOULEVARD  
NEWARK, CALIFORNIA 94560

**PREPARED BY:**

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**EMG PROJECT #:**

*130098.18R000-006.354*

**DATE OF REPORT:**

*August 14, 2019*

**ON SITE DATE:**

*November 28, 2018*



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	35753 Cedar Boulevard, Newark, California 94560
Site Developed	1965 to 1975 Estimated
Number of Buildings	12
Date(s) of Visit	November 28, 2018
Management Point of Contact	Mr. Andrew Seymour 408.300.5160 phone <a href="mailto:aseymour@aedisarchitects.com">aseymour@aedisarchitects.com</a> email,
On-site Point of Contact (POC)	Scott MacMillan
Assessment and Report Prepared By	Dean Washichek
Reviewed By	Matt Anderson Program Manager <a href="mailto:manderson@emgcorp.com">manderson@emgcorp.com</a> 800.733.0660 x6173

Building Summary			
Building	Use	Constructed	Area(SF)
Unit 1	Crossroads School	1965 (estimated)	5,640
Unit 2	Bridgeport H.S. Classrooms	1965 (estimated)	5,860
Unit 3	Newark Adult Classes Restroom and Storage	1965 (estimated)	3,792
Unit 4	Newark Adult Classes	1965 (estimated)	6,026
Unit 5	Bridgeport H.S. Office	1965 (estimated)	5,302
Unit 6	Bridgeport H.S.	1965 (estimated)	5,910
Unit 7	Bridgeport H.S. Restroom and Storage	1965 (estimated)	3,792
Unit 8	Multi-Purpose / Kitchen	1965 (estimated)	10,381
Unit 9	Newark Adult Education	1965 (estimated)	4,640

<b>Building Summary</b>			
<b>Building</b>	<b>Use</b>	<b>Constructed</b>	<b>Area(SF)</b>
<b>Unit 10</b>	Storage	1965 (estimated)	6,400
<b>Portable</b>	Offices	2002 (estimated)	960
<b>Whiteford Pre-School</b>	Pre-School	1975	11,032
<b>Total</b>			69,735

### Other Tenant Spaces

The Newark School District Bridgeport High School occupies 28,285 square feet of the property. The Newark Adult Education occupies 24,756 square feet of the property

Crossroads School occupies 5,640 square feet and Whiteford Pre-School occupies 11,032 square feet of the property.

### Key Spaces Not Observed

<b>Building Number</b>	<b>Area</b>	<b>Access Issue</b>
<b>Unit 6</b>	<b>Classrooms</b>	Building is vacant and not being used at this time.
<b>Whiteford Pre-School</b>	<b>Classrooms</b>	Building is not occupied limited information. Inspected the interior, roof and HVAC equipment.

## Campus Findings & Deficiencies

### Historical Summary

The campus has four areas: Crossroad School, Bridgeport High School, Newark Adult Education, and the Whiteford Pre-school building. The original campus buildings were constructed in the middle to late 1960s with the Whiteford building being built around 1975 and the Portable moving on campus around 2002. The campus property is shared with a large park property.

### Architectural

Except for the Portable, the building structures are of typical California construction, using precast concrete structural members with fill-in framed walls and heavy timber roof members and wood decking. The roofs all have newer single ply roofing. The Portable has its original metal roofing. The windows are older aluminum single glazed units and exterior solid core wood doors make up the exterior envelope. The exterior painting is up to date on the walls concrete structure and soffits. The interior finishes have been periodically replaced as needed over the years except for the suspect asbestos floor tiles in many of the classrooms. Some have been covered over with carpet tile and newer VCT tiles. Most of the Acoustical ceilings have been replaced. Several ceilings have an older glued acoustical square tile application. All the restrooms need ADA updating along with finishes. The main campus Bridgeport High School Office / Library building needs updating.

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

All the buildings except for the Locker Room Storage Building Unit 10 and the Portable have new HVAC package units (RTU). Several of the water heaters have been replaced in the last few years as well. The electrical switchboards, transformers and distribution panels are most likely original to the building. The electrical systems should be evaluated and upgraded as needed. There are a couple new panels and transformers on the campus.

None of the buildings has a fire sprinkler system installed. It is EMG's recommendation to install a fire sprinkler system.

## Site

Several locations throughout the site show signs of water ponding on the existing asphalt surfaces. Most of the asphalt drive and parking lots need a milling and overlay to maintain their integrity and then new striping. There is major damage caused by tree roots in the center landscape island in the parking lot. The trees were removed and now the concrete curbing needs replacement.

## Recommended Additional Studies

The resilient flooring is in poor condition and there may be suspect asbestos tile. This condition was observed in several locations and may be in other areas, however, newer materials have been placed over the existing flooring, so it is not known if the old tile was removed or not. A remediation consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facility were identified as having moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

## Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
MacGregor Campus / Modular	\$284	960	\$272,640	0.0%	0.0%	13.0%	21.0%
MacGregor Campus / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%
MacGregor Campus / Unit 1 Crossroads School	\$503	5,640	\$2,836,920	1.0%	1.0%	18.0%	27.0%
MacGregor Campus / Unit 10 Storage	\$304	6,400	\$1,945,600	0.0%	0.0%	32.0%	46.0%
MacGregor Campus / Unit 2 Bridgeport High School Classrooms	\$503	5,860	\$2,947,580	2.0%	2.0%	17.0%	25.0%
MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	\$384	3,792	\$1,456,128	0.0%	1.0%	27.0%	47.0%
MacGregor Campus / Unit 4 Newark Adult Classes	\$503	6,026	\$3,031,078	0.0%	1.0%	17.0%	25.0%
MacGregor Campus / Unit 5 Bridgeport High School Office	\$503	5,302	\$2,666,906	0.0%	1.0%	17.0%	21.0%
MacGregor Campus / Unit 6 Bridgeport High School	\$503	5,910	\$2,972,730	0.0%	1.0%	14.0%	22.0%
MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	\$384	3,792	\$1,456,128	0.0%	1.0%	19.0%	34.0%
MacGregor Campus / Unit 8 Multi-purpose and Kitchen	\$364	10,381	\$3,778,684	0.0%	2.0%	26.0%	38.0%
MacGregor Campus / Unit 9 Newark Adult Classes	\$503	4,640	\$2,333,920	0.0%	1.0%	20.0%	27.0%
MacGregor Campus / Whiteford Pre-school	\$503	11,032	\$5,549,096	0.0%	0.0%	21.0%	30.0%

## Immediate Needs

Facility/Building	Total Cost	Total Items
MacGregor Campus	\$0	0
Modular	\$0	0
Site	\$0	0
Unit 1 Crossroads School	\$0	0
Unit 10 Storage	\$0	0
Unit 2 Bridgeport High School Classrooms	\$0	0
Unit 3 Newark Adult Classes Restroom and Storage	\$0	0
Unit 4 Newark Adult Classes	\$0	0
Unit 5 Bridgeport High School Office	\$0	0
Unit 6 Bridgeport High School	\$0	0
Unit 7 Bridgeport High School Restrooms and Storage	\$0	0
Unit 8 Multi-purpose and Kitchen	\$0	0
Unit 9 Newark Adult Classes	\$0	0
Whiteford Pre-school	\$0	0
<b>Total :</b>	<b>\$0</b>	<b>0</b>

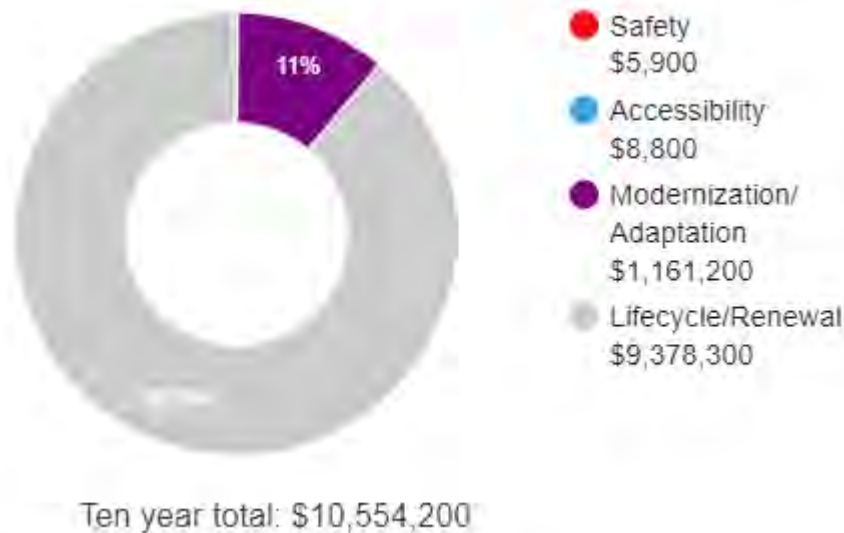
## Plan Types

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)



## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$21,800	\$319,300	-	\$155,100	\$274,400	\$770,700
Roofing	-	-	-	-	\$2,437,900	\$2,437,900
Interiors	\$69,700	\$845,200	\$164,400	\$409,500	\$1,358,400	\$2,847,200
Plumbing	-	\$175,300	\$30,400	\$27,300	\$62,600	\$295,600
Fire Suppression	-	-	-	\$613,500	-	\$613,500
HVAC	-	\$16,000	-	\$86,700	\$888,800	\$991,500
Electrical	-	\$4,354,300	\$65,200	\$1,422,500	\$80,000	\$5,922,100
Fire Alarm & Comm	-	\$283,800	-	\$25,800	\$74,600	\$384,200
Equipment/Special	\$59,200	-	\$68,600	\$79,600	\$199,200	\$406,600
Pavement	-	\$556,000	\$509,600	\$91,000	\$145,100	\$1,301,700
Site Development	-	\$77,800	-	\$11,800	\$29,600	\$119,200
Follow-up Studies	\$5,900	-	-	-	-	\$5,900
Accessibility	\$9,700	-	-	-	-	\$9,700
<b>TOTALS</b>	<b>\$166,300</b>	<b>\$6,627,700</b>	<b>\$838,200</b>	<b>\$2,922,800</b>	<b>\$5,550,600</b>	<b>\$16,105,800</b>

## 2. Unit 1 Crossroads School



### Unit 1 Crossroads School: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	5,640 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding with aluminum windows	Good and Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: Suspect asbestos Tile Ceilings: Painted gypsum board, ACT.	Good Fair
<b>Elevators</b>	None	--



## Unit 1 Crossroads School: Systems Summary

<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heater	Fair
<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C. .	
<b>Key Issues and Findings</b>	Aluminum single glazed windows Aged electrical infrastructure No sprinkler system, outdated fire alarm system Suspect asbestos tile	

### Unit 1 Crossroads School: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$25,300	-	\$12,000	\$16,200	\$53,500
Roofing	-	-	-	-	\$235,800	\$235,800
Interiors	-	\$66,300	\$18,600	\$24,500	\$145,400	\$254,900
Plumbing	-	\$4,500	\$3,800	-	\$6,200	\$14,500
Fire Suppression	-	-	-	\$49,200	-	\$49,200
HVAC	-	-	-	-	\$80,600	\$80,600
Electrical	-	\$365,700	-	\$137,200	\$19,300	\$522,200
Fire Alarm & Comm	-	\$27,200	-	-	\$8,300	\$35,500
Follow-up Studies	\$5,900	-	-	-	-	\$5,900
<b>TOTALS</b>	<b>\$5,900</b>	<b>\$489,000</b>	<b>\$22,400</b>	<b>\$222,900</b>	<b>\$511,800</b>	<b>\$1,252,100</b>

### 3. Unit 2 Bridgeport High School Classrooms



#### Unit 2 Bridgeport High School Classrooms: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	5,860 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding with aluminum windows	Good and Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: VCT, Carpet tile, Suspect asbestos tile Ceilings: Painted gypsum board, ACT.	Good Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No water heater	Fair

## Unit 2 Bridgeport High School Classrooms: Systems Summary

<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C. .	
<b>Key Issues and Findings</b>	Aluminum single glazed windows Aged electrical infrastructure No sprinkler system, Possible outdated fire alarm system Suspect asbestos tile	

## Unit 2 Bridgeport High School Classrooms: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,700	-	-	-	\$20,700
Roofing	-	-	-	-	\$246,600	\$246,600
Interiors	\$47,800	\$3,600	\$19,300	\$33,900	\$141,400	\$246,100
Plumbing	-	\$2,300	-	-	\$3,600	\$6,000
Fire Suppression	-	-	-	\$51,200	-	\$51,200
HVAC	-	-	-	-	\$105,900	\$105,900
Electrical	-	\$372,900	-	\$125,700	-	\$498,700
Fire Alarm & Comm	-	\$28,100	-	-	\$8,300	\$36,400
<b>TOTALS</b>	<b>\$47,800</b>	<b>\$427,600</b>	<b>\$19,300</b>	<b>\$210,800</b>	<b>\$505,800</b>	<b>\$1,211,600</b>

## 4. Unit 3 Newark Adult Classes Restroom & Storage Building



### Unit 3 Newark Adult Classes Restroom and Storage Building: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	3,792 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding without windows	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board, Ceramic tile and painted CMU Floors: Ceramic tile and unfinished concrete in the storage area Ceilings: Painted gypsum board.	Good Fair
<b>Elevators</b>	None	--

### Unit 3 Newark Adult Classes Restroom and Storage Building: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas water heater	Fair
<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C. .	
<b>Key Issues and Findings</b>	Aged electrical infrastructure No sprinkler system, outdated fire alarm system	

### Unit 3 Newark Adult Classes Restroom and Storage Building: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$18,200	-	\$10,000	\$13,500	\$41,700
Roofing	-	-	-	-	\$118,900	\$118,900
Interiors	\$11,900	\$36,500	\$19,100	\$95,700	\$92,700	\$256,000
Plumbing	-	\$30,200	\$7,900	\$5,300	\$16,900	\$60,200
Fire Suppression	-	-	-	\$33,100	-	\$33,100
HVAC	-	-	-	-	\$32,800	\$32,800
Electrical	-	\$265,600	\$32,600	\$81,400	-	\$379,600
Fire Alarm & Comm	-	\$14,700	-	-	-	\$14,700
<b>TOTALS</b>	<b>\$11,900</b>	<b>\$365,200</b>	<b>\$59,600</b>	<b>\$225,500</b>	<b>\$274,800</b>	<b>\$937,000</b>



## 5. Unit 4 Newark Adult Classes



### Unit 4 Newark Adult Classes Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	6,026 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding with aluminum windows	Good and Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: VCT, Carpet tile and Suspect asbestos tile Ceilings: Painted gypsum board, ACT.	Good Fair
<b>Elevators</b>	None	--

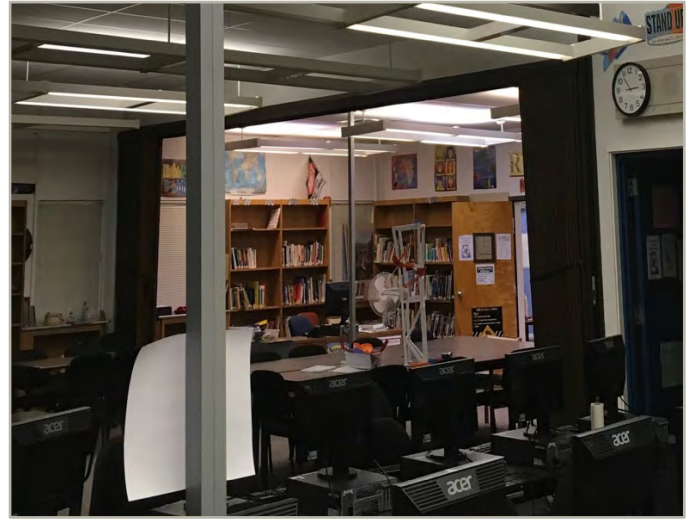
## Unit 4 Newark Adult Classes Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste and venting No water heater	Fair
<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aluminum single glazed windows No sprinkler system, outdated fire alarm system Suspect asbestos tile	

### Unit 4 Newark Adult Classes: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$29,800	-	\$12,600	\$17,000	\$59,400
Roofing	-	-	-	-	\$185,600	\$185,600
Interiors	-	\$50,400	\$17,300	\$25,100	\$113,000	\$205,700
Plumbing	-	\$18,600	-	-	\$3,600	\$22,200
Fire Suppression	-	-	-	\$52,600	-	\$52,600
HVAC	-	-	-	-	\$82,400	\$82,400
Electrical	-	\$383,500	-	\$129,300	\$41,400	\$554,200
Fire Alarm & Comm	-	\$28,700	-	-	\$8,300	\$37,000
<b>TOTALS</b>	-	<b>\$511,000</b>	<b>\$17,300</b>	<b>\$219,600</b>	<b>\$451,300</b>	<b>\$1,199,100</b>

## 6. Unit 5 Bridgeport High School Office



### Unit 5 Bridgeport High School Office: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	5,302 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding with aluminum windows	Good and Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: Carpet, Carpet tile and Suspect asbestos tile Ceilings: Painted gypsum board, ACT and glued acoustical tile.	Good Fair
<b>Elevators</b>	None	--

<b>Unit 5 Bridgeport High School Office: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast-iron waste and venting No water heater	Fair
<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aluminum single glazed windows Aged electrical infrastructure No sprinkler system, outdated fire alarm system Suspect asbestos tile	

### Unit 5 Bridgeport High School Office: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$49,600	-	\$11,700	\$15,700	\$76,900
Roofing	-	-	-	-	\$224,100	\$224,100
Interiors	-	\$80,700	\$19,400	\$17,800	\$115,000	\$232,900
Plumbing	-	\$8,300	-	\$6,800	-	\$15,100
Fire Suppression	-	-	-	\$59,300	-	\$59,300
HVAC	-	-	-	\$6,200	\$85,800	\$92,000
Electrical	-	\$269,600	-	-	-	\$269,600
Fire Alarm & Comm	-	\$20,800	-	-	\$8,300	\$29,100
<b>TOTALS</b>	-	<b>\$429,000</b>	<b>\$19,400</b>	<b>\$101,800</b>	<b>\$448,900</b>	<b>\$999,000</b>

## 7. Unit 6 Bridgeport High School



### Unit 6 Bridgeport High School: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	5,910 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding with aluminum windows	Good and Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: VCT and Suspect asbestos tile Ceilings: Painted gypsum board, ACT.	Good Fair
<b>Elevators</b>	None	--

## Unit 6 Bridgeport High School: Systems Summary

<b>Plumbing</b>	No Copper supply or cast-iron waste and venting No water heater	--
<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aluminum single glazed windows Aged electrical infrastructure No sprinkler system, outdated fire alarm system Suspect asbestos tile	



### Unit 6 Bridgeport High School: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$29,800	-	\$12,700	\$17,100	\$59,600
Roofing	-	-	-	-	\$252,200	\$252,200
Interiors	-	-	\$16,200	-	\$76,400	\$92,700
Plumbing	-	-	-	-	-	-
Fire Suppression	-	-	-	\$51,600	-	\$51,600
HVAC	-	-	-	-	\$112,500	\$112,500
Electrical	-	\$376,100	-	\$126,800	-	\$502,900
Fire Alarm & Comm	-	\$5,300	-	\$25,800	\$8,300	\$39,400
<b>TOTALS</b>	-	<b>\$411,200</b>	<b>\$16,200</b>	<b>\$216,900</b>	<b>\$466,500</b>	<b>\$1,110,900</b>

## 8. Unit 7 Bridgeport H.S. Restroom & Storage Building



### Unit 7 Bridgeport H.S. Restroom and Storage Building: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	3,792 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding without windows	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile and painted CMU Floors: Ceramic tile and Concrete in the storage area Ceilings: Painted gypsum board.	Good Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas water heater	Fair

## Unit 7 Bridgeport H.S. Restroom and Storage Building: Systems Summary

<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aged electrical infrastructure No sprinkler system, outdated fire alarm system	

### Unit 7 Restroom and Storage Building: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$18,200	-	\$10,000	\$13,500	\$41,700
Roofing	-	-	-	-	\$116,800	\$116,800
Interiors	\$9,900	\$3,600	-	\$77,400	\$34,100	\$125,100
Plumbing	-	\$26,600	-	\$1,900	\$2,100	\$30,600
Fire Suppression	-	-	-	\$33,100	-	\$33,100
HVAC	-	-	-	-	\$29,200	\$29,200
Electrical	-	\$201,400	-	\$81,800	\$8,800	\$292,000
Fire Alarm & Comm	-	\$11,500	-	-	-	\$11,500
<b>TOTALS</b>	<b>\$9,900</b>	<b>\$261,300</b>	<b>-</b>	<b>\$204,200</b>	<b>\$204,500</b>	<b>\$680,000</b>

## 9. Unit 8 Multi-purpose / Kitchen



### Unit 8 Multi-purpose / Kitchen: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	10,381 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding with aluminum windows	Good and Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile and painted CMU Floors: VCT and Suspect asbestos tile, ceramic tile Ceilings: Painted gypsum board, glued acoustical tiles.	Good Fair
<b>Elevators</b>	None	--

## Unit 8 Multi-purpose / Kitchen: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas water heater	Fair
<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers, fire suppression for hood in kitchen	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Kitchen Equipment	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aluminum single glazed windows Aged electrical infrastructure Possible outdated fire alarm system Suspect asbestos tile Older kitchen equipment	

### Unit 8 Multi-purpose / Kitchen: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$10,900	-	-	\$21,400	\$82,900	\$115,200
Roofing	-	-	-	-	\$319,800	\$319,800
Interiors	-	\$153,700	\$35,700	\$37,300	\$237,700	\$464,300
Plumbing	-	\$8,400	\$14,100	\$13,300	\$21,900	\$57,800
Fire Suppression	-	-	-	\$90,600	-	\$90,600
HVAC	-	\$3,400	-	\$80,500	\$61,800	\$145,700
Electrical	-	\$670,500	-	\$240,200	-	\$910,800
Fire Alarm & Comm	-	\$45,600	-	-	\$8,300	\$53,900
Equipment/Special	\$59,200	-	\$68,600	\$79,600	\$199,200	\$406,600
<b>TOTALS</b>	<b>\$70,100</b>	<b>\$881,600</b>	<b>\$118,400</b>	<b>\$562,900</b>	<b>\$931,600</b>	<b>\$2,564,700</b>

## 10. Unit 9 Newark Adult Classes



### Unit 9 Newark Adult Classes: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	4,640 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding with aluminum windows	Good and Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: Sealed concrete Ceilings: Painted gypsum board, glued acoustical tile.	Good Fair
<b>Elevators</b>	None	--



## Unit 9 Newark Adult Classes: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste and venting No water heater	Fair
<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aluminum single glazed windows Aged electrical infrastructure No sprinkler system, outdated fire alarm system	

### Unit 9 Newark Adult Classes: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$10,900	\$10,900	-	\$12,800	\$17,200	\$51,800
Roofing	-	-	-	-	\$142,900	\$142,900
Interiors	-	\$77,600	\$13,300	-	\$107,800	\$198,700
Plumbing	-	\$2,800	-	-	-	\$2,800
Fire Suppression	-	-	-	\$40,500	-	\$40,500
HVAC	-	-	-	-	\$57,500	\$57,500
Electrical	-	\$319,100	-	\$99,600	-	\$418,600
Fire Alarm & Comm	-	\$23,300	-	-	\$8,300	\$31,600
<b>TOTALS</b>	<b>\$10,900</b>	<b>\$433,700</b>	<b>\$13,300</b>	<b>\$152,900</b>	<b>\$333,700</b>	<b>\$944,400</b>

# 11. Unit 10 Storage



## Unit 10 Storage: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1965 (Estimated)	
<b>Building Size</b>	6,400SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding with no windows	Good and Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, ceramic tile Floors: ceramic tile, unfinished concrete Ceilings: Painted gypsum board.	Good Fair
<b>Elevators</b>	None	--

## Unit 10 Storage: Systems Summary

<b>Plumbing</b>	Copper supply and cast-iron waste and venting Abandoned boiler, storage tank	Fair
<b>HVAC</b>	Abandoned central boiler No HVAC systems in building currently.	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp site unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aged electrical infrastructure No sprinkler system, outdated fire alarm system Removal of abandoned gas boiler, piping and water storage tank.	

### Unit 10 Storage: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$21,800	-	\$27,300	\$36,600	\$85,800
Roofing	-	-	-	-	\$197,200	\$197,200
Interiors	-	\$116,700	-	\$55,700	\$42,800	\$215,200
Plumbing	-	\$31,700	-	-	-	\$31,700
Fire Suppression	-	-	-	\$55,900	-	\$55,900
Electrical	-	\$407,300	-	\$137,300	-	\$544,600
Fire Alarm & Comm	-	\$30,200	-	-	\$8,300	\$38,500
<b>TOTALS</b>	-	<b>\$607,700</b>	-	<b>\$276,200</b>	<b>\$284,900</b>	<b>\$1,168,900</b>

## 12. Portable



### Portable: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	2002 (Estimated)	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel framing with framed walls and metal roof.	Good
<b>Façade</b>	Painted T-111 Wood siding with aluminum windows	Good and Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Good
<b>Interiors</b>	Walls: Vinyl covered gypsum board Floors: Carpet Ceilings: ACT.	Good Fair
<b>Elevators</b>	None	--

<b>Portable: Systems Summary</b>		
<b>Plumbing</b>	No supply or waste and venting No water heater	--
<b>HVAC</b>	Through the wall package unit	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring. Fed from 25-kVA transformer. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aluminum single glazed windows outdated fire alarm system	

### Portable: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,200	-	\$2,100	\$14,700	\$21,000
Roofing	-	-	-	-	-	-
Interiors	-	\$17,800	\$5,500	-	\$20,200	\$43,500
HVAC	-	\$12,600	-	-	\$19,700	\$32,300
Electrical	-	-	-	\$13,100	\$10,500	\$23,600
<b>TOTALS</b>	-	<b>\$34,600</b>	<b>\$5,500</b>	<b>\$15,200</b>	<b>\$65,100</b>	<b>\$120,400</b>



## 13. Whiteford Pre-School



### Whiteford Pre-School: Systems Summary

<b>Address</b>	35753 Cedar Boulevard; Newark, California	
<b>Constructed/ Renovated</b>	1975 (Estimated)	
<b>Building Size</b>	11,032 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up structure with masonry and framed bearing walls and wood-framed roofs with wood panel roof sheathing.	Good
<b>Façade</b>	Painted Stucco and T-111 Wood siding with aluminum storefront windows	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile and painted CMU Floors: VCT, Carpet and ceramic tile Ceilings: Painted gypsum board, ACT.	Good Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Gas water heaters	Fair

## Whiteford Pre-School: Systems Summary

<b>HVAC</b>	Individual package units roof top mounted Exhaust Fans Gravity Vents	Good
<b>Fire Suppression</b>	fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring. Fed from 800-amp building unit. Building has copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aged electrical infrastructure No sprinkler system, outdated fire alarm system	

### Whiteford Pre-School: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$90,700	-	\$22,500	\$30,200	\$143,400
Roofing	-	-	-	-	\$398,000	\$398,000
Interiors	-	\$238,300	-	\$42,000	\$231,900	\$512,200
Plumbing	-	\$41,800	\$4,600	-	\$8,300	\$54,700
Fire Suppression	-	-	-	\$96,300	-	\$96,300
HVAC	-	-	-	-	\$220,600	\$220,600
Electrical	-	\$722,400	\$32,600	\$250,000	-	\$1,005,000
Fire Alarm & Comm	-	\$48,200	-	-	\$8,300	\$56,500
<b>TOTALS</b>	-	<b>\$1,141,400</b>	<b>\$37,200</b>	<b>\$410,800</b>	<b>\$897,300</b>	<b>\$2,486,700</b>

## 13. Site Summary



Site Information		
<b>Lot Size</b>	18.95 acres (estimated)	
<b>Parking Spaces</b>	141 total spaces all in open lots; 6 of which are accessible 147 total	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs.	Fair
<b>Site Development</b>	Property entrance signage, 725 L.F. of fencing, Playgrounds and sports courts	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: halogen Building-mounted: LED	Good
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Potential moderate and minor issues have been identified associated with the site areas concerning water ponding and a detailed accessibility study is recommended. See Appendix C.	

**Site Information**

<b>Key Issues and Findings</b>	Alligator cracking and potholes,
--------------------------------	----------------------------------

**Site: Systems Expenditure Forecast**

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Pavement	-	\$556,000	\$509,600	\$91,000	\$145,100	\$1,301,700
Site Development	-	\$77,800	-	\$11,800	\$29,600	\$119,200
<b>TOTALS</b>	-	<b>\$633,800</b>	<b>\$509,600</b>	<b>\$102,800</b>	<b>\$174,700</b>	<b>\$1,420,900</b>

## 14. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 facilities were originally constructed in 1965, 1975 and 2002. The facilities were not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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

## 15. 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.

## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## 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.



## 16. 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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 17. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of MacGregor Campus, 35753 Cedar Boulevard, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** Dean Washichek,  
Project Manager

**Reviewed by:**



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

## 18. Appendices

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Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Accessibility Review

Appendix D: Pre-Survey Questionnaire

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

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## Appendix A: Photographic Record

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#1	FRONT ELEVATION
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#2	LEFT ELEVATION
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#3	RIGHT ELEVATION
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#4	REAR ELEVATION
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#5	COURT YARD
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#6	MODULAR UNIT AND PLAY SURFACE
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#7	MODULAR UNIT
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#8	ROOF AND GRAVITY VENT
----	-----------------------



#9	ASPHALT ROOF
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#10	PACKAGED UNIT (RTU)
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#11	ROOF MOUNTED EXHAUST FAN
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#12	EXTERIOR WALLS
-----	----------------



#13	CONCRETE STRUCTURE
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#14	EXTERIOR DOOR AND WINDOW
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#15	STRUCTURE IN THE WORKOUT CLASSROOM UNIT 9
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#16	CLASSROOM
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#17	LIGHTING
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#18	WORKOUT CLASSROOM UNIT 9
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#19	LOBBY WHITEFORD BUILDING
-----	--------------------------



#20	EMPTY CLASSROOM WHITEFORD BUILDING
-----	------------------------------------



#21	OLD SHOWER AREA IN THE LOCKER ROOM, NOW STORAGE UNIT 10
-----	---



#22	INTERIOR MULTI-PURPOSE
-----	------------------------



#23	KITCHEN
-----	---------



#24	KITCHEN
-----	---------



#25	WALL MOUNTED LAVATORY
-----	-----------------------



#26	RESTROOM SINK
-----	---------------



#27	INTERIOR RESTROOM FLOOR FINISH, CERAMIC TILE
-----	--



#28	TOILET PARTITIONS, METAL
-----	--------------------------



#29	TOILET, TANKLESS
-----	------------------



#30	URINAL FLOOR MOUNTED
-----	----------------------



#31	WATER HEATER
-----	--------------



#32	ELECTRICAL DISTRIBUTION
-----	-------------------------



#33	FIRE ALARM SYSTEM
-----	-------------------



#34	FIRE ALARM PANEL WHITEFORD BUILDING
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#35	ASPHALT PARKING
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#36	ASPHALT DRIVEWAY AND ENTRY TO WHITEFORD BUILDING
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## Appendix B: Site Plan

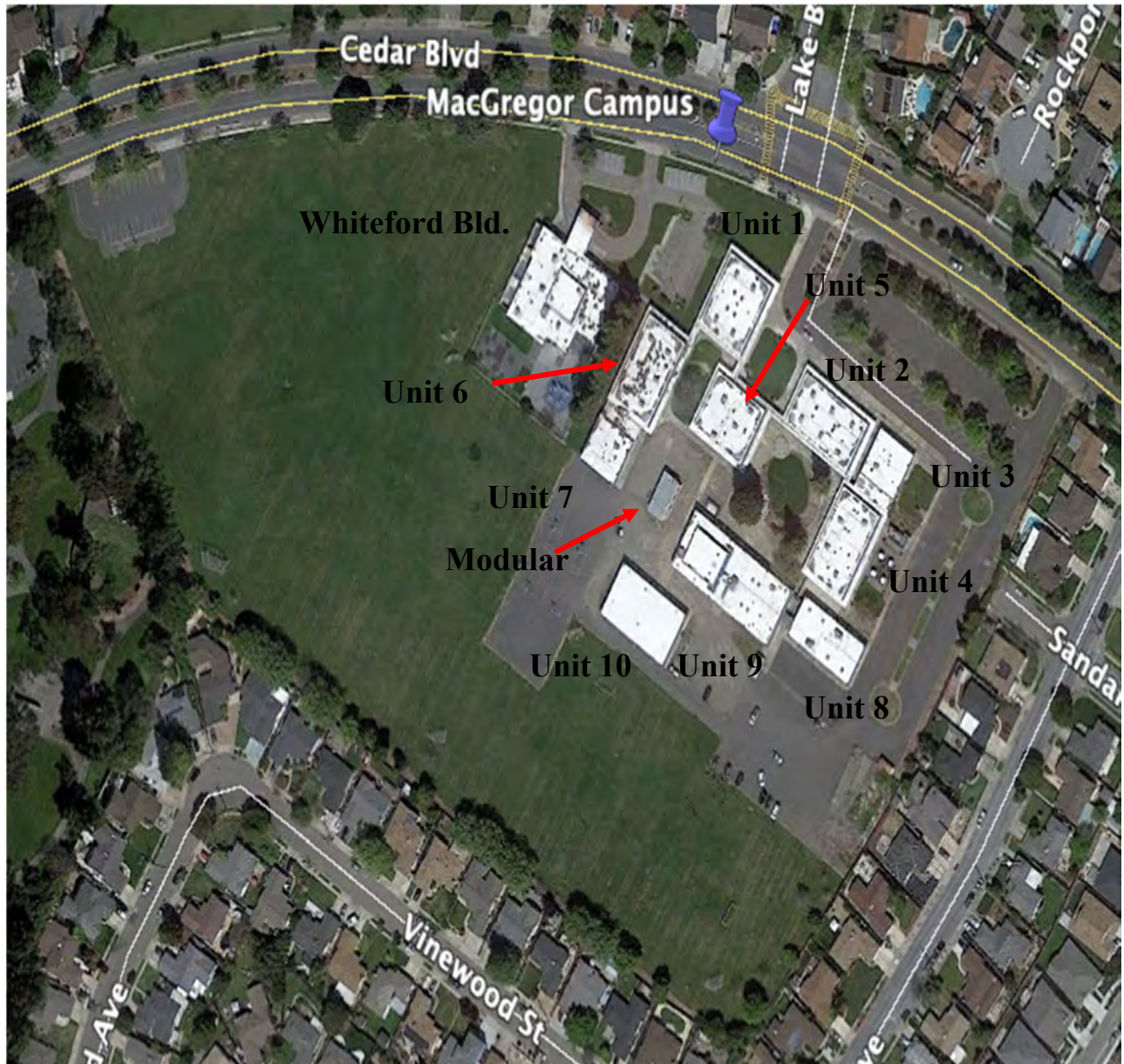
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PHYSICAL NEEDS ASSESSMENT  
SITE PLAN

MACGREGOR CAMPUS

EMG PROJECT NO.: 130098.18R000-006.354



SOURCE: Google Earth  
AEDIS Architects  
387 South 1<sup>st</sup> Street  
San Jose, California 95113



ON-SITE DATE:  
November 28, 2018

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## **Appendix C: Accessibility Review**

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**Unit 1 Crossroads School: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Door Hardware</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Units 2, 6 Bridgeport High School: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Door Hardware</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Units 3 and 7 Restroom and Storage: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Student / Teacher Use Restrooms</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Door Hardware</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Units 4, 9 Newark Adult Education: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Door Hardware</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Unit 5 Bridgepoint High School and Whiteford School: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Unit 5 Bridgepoint High School and Whiteford School: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Student/ Facility Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Door Hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Unit 8 Multi-purpose: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Student and Facility Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Door Hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Unit 10 Locker-room Storage: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Student Use Restrooms Locker-room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This issue depends on future use of the building.

**Portable: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## Site Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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## **Appendix D: Pre-Survey Questionnaire**

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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## Appendix E: Replacement Reserves

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Replacement Reserves Report

8/16/2019

Summary table with columns: Location, 2019-2039, Total Escalated Estimate. Rows include MacGregor Campus, MacGregor Campus / Portable, MacGregor Campus / Site, etc.

Summary table for MacGregor Campus with columns: Uniformat Code, Location, Description, Cost Description, Lifespan, EUL, Age, RUL, Quantity, Unit, Unit Cost \* Subtotal, 2019-2039, Deficiency Repair Estimate.

\* Markup/LocationFactor (1.17) has been included in unit costs.

Detailed summary table for MacGregor Campus / Portable with columns: Uniformat Code, Location, Description, Cost Description, Lifespan, EUL, Age, RUL, Quantity, Unit, Unit Cost \* Subtotal, 2019-2039, Deficiency Repair Estimate.

\* Markup/LocationFactor (1.17) has been included in unit costs.

Detailed summary table for MacGregor Campus / Site with columns: Uniformat Code, Location, Description, Cost Description, Lifespan, EUL, Age, RUL, Quantity, Unit, Unit Cost \* Subtotal, 2019-2039, Deficiency Repair Estimate.

\* Markup/LocationFactor (1.17) has been included in unit costs.

Detailed summary table for MacGregor Campus / Unit 1 Crossroads School with columns: Uniformat Code, Location, Description, Cost Description, Lifespan, EUL, Age, RUL, Quantity, Unit, Unit Cost \* Subtotal, 2019-2039, Deficiency Repair Estimate.



Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate
D5037	Classrooms Unit 2	Fire Alarm System, School, Upgrade/Install		20	18	2	5860	SF	\$3.66 \$21,460				\$21,460																			\$21,460	
D5037	Classrooms Unit 2	Fire Alarm Control Panel, Multiplex, Replace		15	13	2	1	EA	\$5,012.69 \$5,013				\$5,013														\$5,013						\$10,025
<b>Totals, Unescalated</b>										\$47,797	\$20,600	\$26,473	\$346,297	\$17,179	\$0	\$176,586	\$0	\$0	\$0	\$0	\$0	\$91,460	\$0	\$0	\$47,797	\$9,369	\$154,192	\$0	\$0	\$17,179			\$954,928
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$47,797	\$21,218	\$28,085	\$378,408	\$19,335	\$0	\$210,853	\$0	\$0	\$0	\$0	\$0	\$130,400	\$0	\$0	\$74,465	\$15,035	\$254,856	\$0	\$0	\$31,027			\$1,211,479

\* Markup/LocationFactor (1.17) has been included in unit costs.

MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage

Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate	
B2011	Building Exterior Unit 3	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	4	6	2500	SF	\$3.36 \$8,397																							\$8,397		
B2032	Building Exterior Unit 3	Exterior Door, Wood Solid-Core, Replace		25	22	3	10	EA	\$1,665.04 \$16,650				\$16,650																				\$16,650	
B3011	Roof Unit 3	Roof, Single-Ply TPO/PVC Membrane, Replace		20	3	17	3861	SF	\$18.64 \$71,962																								\$71,962	
C1021	Restrooms Unit 3	Interior Door, Wood Solid-Core, Replace		20	17	3	2	EA	\$1,665.04 \$3,330				\$3,330																				\$3,330	
C1031	Restrooms Unit 3	Toilet Partitions, Metal Overhead-Braced, Replace		20	20	0	12	EA	\$994.50 \$11,934	\$11,934																							\$11,934	\$23,868
C3012	Restrooms Unit 3	Interior Wall Finish, Ceramic Tile, Replace		25	23	2	800	SF	\$19.36 \$15,491				\$15,491																					\$15,491
C3012	Restrooms Unit 3	Interior Wall Finish, Ceramic Tile, Replace		25	23	2	800	SF	\$19.36 \$15,491				\$15,491																					\$15,491
C3012	Restrooms Unit 3	Interior Wall Finish, Generic Surface, Prep & Paint		8	4	4	4992	SF	\$1.70 \$8,469																									\$8,469
C3012	Restrooms Unit 3	Interior Wall Finish, Generic Surface, Prep & Paint		8	4	4	4992	SF	\$1.70 \$8,469				\$8,469																					\$8,469
C3024	Restrooms Unit 3	Interior Floor Finish, Ceramic Tile, Replace		50	44	6	3792	SF	\$18.44 \$69,921																									\$69,921
C3031	Restrooms Storage Unit 3	Interior Ceiling Finish, Exposed/Generic, Prep & Paint		10	4	6	3861	SF	\$2.66 \$10,254																									\$10,254
D2011	Restrooms Unit 3	Toilet, Tankless (Water Closet), Replace		20	18	2	12	EA	\$986.27 \$11,835				\$11,835																					\$11,835
D2012	Restrooms Unit 3	Urinal, Vitreous China, Replace		20	18	2	7	EA	\$1,396.32 \$9,774				\$9,774																					\$9,774
D2014	Restrooms Unit 3	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace		20	18	2	3	EA	\$1,365.72 \$4,097				\$4,097																					\$4,097
D2014	Restrooms Unit 3	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace		20	18	2	2	EA	\$1,365.72 \$2,731				\$2,731																					\$2,731
D2014	Utility Closet Unit 3	Service Sink, Porcelain Enamel, Cast Iron, Replace		20	14	6	1	EA	\$1,591.59 \$1,592																									\$1,592
D2021	Building Exterior Unit 3	Backflow Preventer, 4 INCH, Replace		15	11	4	1	EA	\$7,021.66 \$7,022				\$7,022																					\$7,022
D2023	Electrical Room Unit 3	Water Heater, 38 GAL, Replace		10	3	7	1	EA	\$2,748.89 \$2,749																									\$2,749
D3042	Roof Unit 3	Exhaust Fan, 500 CFM, Replace		15	4	11	3	EA	\$2,365.59 \$7,097																									\$7,097
D3042	Roof Unit 3	Exhaust Fan, 800 CFM, Replace		15	4	11	2	EA	\$2,365.59 \$4,731																									\$4,731
D3052	Roof Unit 3	Packaged Unit (RTU), 3 TON, Replace		15	3	12	1	EA	\$11,550.12 \$11,550																									\$11,550
D4019	Restrooms Storage Unit 3	Sprinkler System, Full Retrofit, School (per SF), Renovate		50	44	6	3792	SF	\$7.31 \$27,729																									\$27,729
D5012	Electrical Room Unit 3	Distribution Panel, 225 AMP, Replace		30	28	2	1	EA	\$11,439.16 \$11,439				\$11,439																					\$11,439
D5012	Electrical Room Unit 3	Distribution Panel, 100 AMP, Replace		30	28	2	1	EA	\$11,439.16 \$11,439				\$11,439																					\$11,439
D5012	Building Exterior Unit 3	Switchboard, 800 AMP, Replace		30	26	4	1	EA	\$28,978.63 \$28,979				\$28,979																					\$28,979
D5019	Restrooms Storage Unit 3	Electrical Distribution System, School, Upgrade		40	37	3	3792	SF	\$58.24 \$220,856				\$220,856																					\$220,856
D5029	Restrooms Storage Unit 3	Lighting System, Interior, School, Upgrade		25	19	6	3792	SF	\$17.97 \$68,147																									\$68,147
D5037	Restrooms Unit 3	Fire Alarm System, School, Upgrade/Install		20	18	2	3792	SF	\$3.66 \$13,887				\$13,887																					\$13,887
<b>Totals, Unescalated</b>										\$11,934	\$0	\$96,185	\$240,836	\$52,938	\$0	\$186,040	\$2,749	\$0	\$0	\$0	\$18,828	\$28,488	\$0	\$0	\$0	\$18,651	\$74,711	\$0	\$7,022	\$28,872			\$760,254	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$11,934	\$0	\$102,042	\$263,168	\$59,582	\$0	\$222,142	\$3,381	\$0	\$0	\$0	\$16,373	\$40,617	\$0	\$0	\$0	\$29,930	\$123,485	\$0	\$12,313	\$52,146			\$937,112	

\* Markup/LocationFactor (1.17) has been included in unit costs.

MacGregor Campus / Unit 4 Newark Adult Classes

Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate		
B2011	Building Exterior Unit 4	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	4	6	3150	SF	\$3.36 \$10,580																									\$10,580	
B2021	Building Exterior Unit 4	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace		30	29	1	18	EA	\$1,018.43 \$18,332				\$18,332																						\$18,332
B2032	Building Exterior Unit 4	Exterior Door, Wood Solid-Core, Replace		25	22	3	6	EA	\$1,665.04 \$9,990				\$9,990																						\$9,990
B3011	Roof Unit 4	Roof, Single-Ply TPO/PVC Membrane, Replace		20	3	17	6026	SF	\$18.64 \$112,313																									\$112,313	
C1021	Classrooms Unit 4	Interior Door, Wood Solid-Core, Replace		20	17	3	4	EA	\$1,665.04 \$6,660				\$6,660																					\$6,660	
C3012	Classrooms Unit 4	Interior Wall Finish, Generic Surface, Prep & Paint		8	4	4	9039	SF	\$1.70 \$15,335																									\$15,335	
C3024	Classrooms Unit 4	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	12	3	4140	SF	\$5.62 \$23,250				\$23,250																					\$23,250	
C3025	Classrooms Unit 4	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace		10	8	2	1887	SF	\$8.49 \$16,029				\$16,029																					\$16,029	
C3031	Classrooms Unit 4	Interior Ceiling Finish, Exposed/Generic, Prep & Paint		10	8	2	260	SF	\$2.66 \$691				\$691																					\$691	
C3032	Classrooms Unit 4	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		20	14	6	5766	SF	\$3.64 \$20,981																									\$20,981	
D2014	Classrooms Unit 4	Sink/Lavatory, Stainless Steel, Replace		20	17	3	1	EA	\$1,233.24 \$1,233				\$1,233																					\$1,233	
D2014	Classrooms Unit 4	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace		20	17																														

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate					
<b>Totals, Unescalated</b>										\$0	\$20,600	\$43,800	\$405,761	\$15,335	\$0	\$183,920	\$0	\$0	\$0	\$0	\$0	\$29,929	\$89,853	\$0	\$0	\$12,849	\$117,326	\$23,250	\$0	\$15,335					\$957,957			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$21,218	\$46,467	\$443,386	\$17,259	\$0	\$219,610	\$0	\$0	\$0	\$0	\$41,429	\$128,109	\$0	\$0	\$0	\$41,429	\$128,109	\$0	\$0	\$0	\$20,618	\$193,922	\$39,582	\$0	\$27,696			\$1,199,297

\* Markup/LocationFactor (1.17) has been included in unit costs.

MacGregor Campus / Unit 5 Bridgeport High School Office

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate				
B2011	Building Exterior Unit 5	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	2910	SF	\$3.36	\$9,774							\$9,774										\$9,774						\$19,548					
B2021	Building Exterior Unit 5	Window, SF, Replace	30	29	1	20	EA	\$1,018.43	\$20,369	\$20,369																						\$20,369					
B2023	Building Exterior Unit 5	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	28	2	236	SF	\$56.16	\$13,254			\$13,254																				\$13,254					
B2032	Building Exterior Unit 5	Exterior Door, Wood Solid-Core, Replace	25	22	3	8	EA	\$1,665.04	\$13,320				\$13,320																			\$13,320					
B3011	Roof Unit 5	Roof, Single-Ply TPO/PVC Membrane, Replace	20	3	17	7274	SF	\$18.64	\$135,574																	\$135,574						\$135,574					
C1012	Library Unit 5	Movable Partitions, Fabric Office 6' Height, Replace	25	19	6	56	LF	\$125.37	\$7,020							\$7,020																	\$7,020				
C1021	Office Unit 5	Interior Door, Wood Solid-Core, Replace	20	17	3	15	EA	\$1,665.04	\$24,976				\$24,976																				\$24,976				
C3012	Office Unit 5	Interior Wall Finish, Generic Surface, Prep & Paint	8	4	4	10180	SF	\$1.70	\$17,270					\$17,270							\$17,270												\$17,270				
C3025	Office Unit 5	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	3834	SF	\$8.49	\$32,567			\$32,567									\$32,567												\$32,567				
C3025	Office Unit 5	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	4	6	900	SF	\$8.14	\$7,329						\$7,329											\$7,329							\$7,329				
C3031	Office Unit 5	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	1	9	206	SF	\$2.66	\$547									\$547											\$547				\$1,094				
C3032	Office Unit 5	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	3834	SF	\$3.64	\$13,951				\$13,951																				\$13,951				
C3032	Office Unit 5	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	900	SF	\$3.64	\$3,275				\$3,275																				\$3,275				
D2011	Restrooms Unit 5	Toilet, Tankless (Water Closet), Replace	20	14	6	3	EA	\$986.27	\$2,959							\$2,959																	\$2,959				
D2014	Office Unit 5	Sink/Lavatory, Vitreous China, Replace	20	17	3	3	EA	\$1,007.97	\$3,024				\$3,024																				\$3,024				
D2014	Utility Closet Unit 5	Service Sink, Floor, Replace	35	32	3	1	EA	\$1,871.43	\$1,871				\$1,871																				\$1,871				
D2014	Restrooms Unit 5	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	14	6	2	EA	\$1,365.72	\$2,731						\$2,731																		\$2,731				
D2042	Roof Unit 5	Roof Drain, 2 INCH, Replace	40	37	3	4	EA	\$686.43	\$2,746				\$2,746																				\$2,746				
D3032	Roof Unit 5	Ductless Split System, 2 TON, Replace	15	9	6	1	EA	\$5,233.54	\$5,234							\$5,234																	\$5,234				
D3042	Roof Unit 5	Exhaust Fan, 200 CFM, Replace	15	3	12	3	EA	\$1,041.18	\$3,124																								\$3,124				
D3042	Roof Unit 5	Exhaust Fan, 850 CFM, Replace	15	3	12	1	EA	\$3,117.09	\$3,117																									\$3,117			
D3052	Roof Unit 5	Packaged Unit (RTU), 4 Ton, Replace	15	3	12	1	EA	\$12,380.23	\$12,380																									\$12,380			
D3052	Roof Unit 5	Packaged Unit (RTU), 3 Ton, Replace	15	3	12	1	EA	\$11,550.12	\$11,550																									\$11,550			
D3052	Roof Unit 5	Packaged Unit (RTU), 5 TON, Replace	15	3	12	1	EA	\$13,149.97	\$13,150																									\$13,150			
D3052	Roof Unit 5	Packaged Unit (RTU), 7 TON, Replace	15	3	12	1	EA	\$16,843.12	\$16,843																									\$16,843			
D4019	Office Unit 5	Sprinkler System, Full Retrofit, Office (per SF), Renovate	50	44	6	5302	SF	\$9.36	\$49,627						\$49,627																		\$49,627				
D5012	Hall Unit 5	Distribution Panel, 225 AMP, Replace	30	27	3	1	EA	\$9,302.67	\$9,303				\$9,303																					\$9,303			
D5012	Hall Unit 5	Distribution Panel, 400 AMP, Replace	30	27	3	1	EA	\$11,100.78	\$11,101				\$11,101																					\$11,101			
D5019	Office Unit 5	Electrical Distribution System, Office Building, Upgrade	40	37	3	5302	SF	\$31.88	\$169,041				\$169,041																					\$169,041			
D5029	Office Unit 5	Lighting System, Interior, Office Building, Upgrade	25	22	3	5302	SF	\$10.81	\$57,319				\$57,319																					\$57,319			
D5037	Office Unit 5	Fire Alarm System, Office Building, Upgrade/Install	20	18	2	5302	SF	\$2.76	\$14,640			\$14,640																						\$14,640			
D5037	Office Unit 5	Fire Alarm Control Panel, Multiplex, Replace	15	13	2	1	EA	\$5,012.89	\$5,013			\$5,013																						\$5,013			
<b>Totals, Unescalated</b>										\$0	\$20,369	\$65,473	\$309,926	\$17,270	\$0	\$84,674	\$0	\$0	\$547	\$0	\$0	\$110,001	\$0	\$0	\$0	\$17,103	\$140,586	\$0	\$547	\$17,270				\$783,766			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$20,980	\$69,460	\$338,664	\$19,438	\$0	\$101,105	\$0	\$0	\$714	\$0	\$0	\$156,835	\$0	\$0	\$0	\$27,445	\$232,368	\$0	\$959	\$31,192							\$999,161

\* Markup/LocationFactor (1.17) has been included in unit costs.

MacGregor Campus / Unit 6 Bridgeport High School

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate	
B2011	Building Exterior Unit 6	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	3170	SF	\$3.36	\$10,647						\$10,647											\$10,647							\$10,647	
B2021	Building Exterior Unit 6	Window, SF, Replace	30	29	1	18	EA	\$1,018.43	\$18,332	\$18,332																								\$18,332
B2032	Building Exterior Unit 6	Exterior Door, Wood Solid-Core, Replace	25	22	3	6	EA	\$1,665.04	\$9,990			\$9,990																						\$9,990
B3011	Roof Unit 6	Roof, Single-Ply TPO/PVC Membrane, Replace	20	3	17	8186	SF	\$18.64	\$152,571																	\$152,571							\$152,571	
C3012	Classrooms Unit 6	Interior Wall Finish, Generic Surface, Prep & Paint	8	4	4	8510	SF	\$1.70	\$14,437				\$14,437								\$14,437													\$14,437
C3032	Classrooms Unit 6	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	9	11	5910	SF	\$3.64	\$21,505												\$21,505													\$21,505
D3052	Roof Unit 6	Packaged Unit (RTU), 5 TON, Replace	15	3	12	1	EA	\$13,149.97	\$13,150																									\$13,150
D3052	Roof Unit 6	Packaged Unit (RTU), 5 TON, Replace	15	3	12	1	EA	\$13,149.97	\$13,150																									\$13,150
D3052	Roof Unit 6	Packaged Unit (RTU), 5 TON, Replace	15	3	12	1	EA	\$13,149.97	\$13,150																									\$13,150
D3052	Roof Unit 6	Packaged Unit (RTU), 5 TON																																





Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate	
B3011	Roof Unit 9	Roof, Single-Ply TPO/PVC Membrane, Replace	20	3	17	4640	SF	\$18.64	\$86,481																								\$86,481	
C1021	Classrooms Unit 9	Interior Door, Wood Solid-Core, Replace	20	17	3	4	EA	\$1,665.04	\$6,660				\$6,660																					\$6,660
C3012	Classrooms Unit 9	Interior Wall Finish, Generic Surface, Prep & Paint	8	4	4	6960	SF	\$1.70	\$11,808					\$11,808																				\$11,808
C3021	Classrooms Unit 9	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	7	3	4640	SF	\$10.23	\$47,448				\$47,448																					\$47,448
C3032	Classrooms Unit 9	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	4640	SF	\$3.64	\$16,884				\$16,884																					\$16,884
D2014	Gymnasium Unit 9	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	19	1	2	EA	\$1,365.72	\$2,731			\$2,731																						\$2,731
D3042	Roof Bid. 9	Exhaust Fan, Centrifugal, 500 CFM, Replace	15	4	11	2	EA	\$2,365.59	\$4,731													\$4,731												\$4,731
D3042	Roof Unit 9	Exhaust Fan, 200 CFM, Replace	15	3	12	2	EA	\$1,041.18	\$2,082																									\$2,082
D3052	Roof Unit 9	Packaged Unit (RTU), 7.5 TON, Replace	15	3	12	1	EA	\$16,843.12	\$16,843																									\$16,843
D3052	Roof Unit 9	Packaged Unit (RTU), 7.5 TON, Replace	15	3	12	1	EA	\$16,843.12	\$16,843																									\$16,843
D4019	Classrooms Unit 9	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	44	6	4640	SF	\$7.31	\$33,930							\$33,930																		\$33,930
D5012	Classrooms Unit 9	Distribution Panel, 400 AMP, Replace	30	28	2	1	EA	\$13,106.36	\$13,106			\$13,106																						\$13,106
D5012	Classrooms Unit 9	Distribution Panel, 225 AMP, Replace	30	28	2	1	EA	\$9,302.67	\$9,303			\$9,303																						\$9,303
D5019	Classrooms Unit 9	Electrical Distribution System, School, Upgrade	40	37	3	4640	SF	\$58.24	\$270,246				\$270,246																					\$270,246
D5029	Classrooms Unit 9	Lighting System, Interior, School, Upgrade	25	19	6	4640	SF	\$17.97	\$83,386							\$83,386																		\$83,386
D5037	Classrooms Unit 9	Fire Alarm System, School, Upgrade/Install	20	18	2	4640	SF	\$3.66	\$16,992				\$16,992																					\$16,992
D5037	Classrooms Unit 9	Fire Alarm Control Panel, Multiplex, Replace	15	13	2	1	EA	\$5,012.69	\$5,013				\$5,013																					\$5,013
<b>Totals, Unescalated</b>										\$10,936	\$2,731	\$44,414	\$351,227	\$11,808	\$0	\$128,031	\$0	\$0	\$0	\$0	\$4,731	\$47,576	\$47,448	\$0	\$0	\$10,714	\$91,493	\$0	\$0	\$11,808			\$762,918	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$10,936	\$2,813	\$47,119	\$383,796	\$13,290	\$0	\$152,875	\$0	\$0	\$0	\$0	\$6,549	\$67,832	\$69,679	\$0	\$0	\$17,193	\$151,225	\$0	\$0	\$21,326			\$944,633	

\* Markup/LocationFactor (1.17) has been included in unit costs.

MacGregor Campus / Whiteford Pre-school																																			
Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate		
B2011	Building Exterior Whiteford Bld.	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	5600	SF	\$3.36	\$18,809																									\$18,809	
B2023	Building Exterior Whiteford Bld.	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	27	3	500	SF	\$56.16	\$28,080					\$28,080																				\$28,080	
B2032	Building Exterior Whiteford Bld.	Exterior Door, Wood Solid-Core, Replace	25	22	3	33	EA	\$1,665.04	\$54,946				\$54,946																					\$54,946	
B3011	Roof Whiteford Bld.	Roof, Single-Ply TPO/PVC Membrane, Replace	20	3	17	12855	SF	\$18.64	\$239,593																									\$239,593	
B3022	Roof Whiteford Bld.	Roof Hatch, Metal, Replace	30	19	11	1	EA	\$1,419.72	\$1,420																									\$1,420	
C1012	Interior Whiteford Bld.	Movable Partitions, Fabric Office 6' Height, Replace	25	19	6	100	LF	\$125.37	\$12,537						\$12,537																			\$12,537	
C1021	Interior Whiteford Bld.	Interior Door, Wood Solid-Core, Replace	20	17	3	38	EA	\$1,665.04	\$63,271																									\$63,271	
C3012	Interior Whiteford Bld.	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	19858	SF	\$1.70	\$33,689																									\$33,689	
C3024	Interior Whiteford Bld.	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	1434	SF	\$5.62	\$8,053																									\$8,053	
C3024	Interior Whiteford Bld.	Interior Floor Finish, Clay Brick, Replace	50	44	6	221	SF	\$49.90	\$11,028																									\$11,028	
C3024	Restrooms Whiteford Bld.	Interior Floor Finish, Ceramic Tile, Replace	50	44	6	552	SF	\$18.44	\$10,178																									\$10,178	
C3025	Interior Whiteford Bld.	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	8826	SF	\$8.49	\$74,970																									\$74,970	
C3031	Interior Whiteford Bld.	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	4	6	552	SF	\$2.66	\$1,466																									\$1,466	
C3032	Interior Whiteford Bld.	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	10480	SF	\$3.64	\$38,134																									\$38,134	
D2011	Restrooms Whiteford Bld.	Toilet, Tankless (Water Closet), Replace	20	17	3	11	EA	\$986.27	\$10,849					\$10,849																				\$10,849	
D2014	Interior Whiteford Bld.	Sink/Lavatory, Vitreous China, Replace	20	17	3	6	EA	\$1,007.97	\$6,048					\$6,048																				\$6,048	
D2014	Restrooms Whiteford Bld.	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	17	3	7	EA	\$1,365.72	\$9,560					\$9,560																				\$9,560	
D2014	Utility Closet Whiteford Bld.	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	17	3	1	EA	\$1,591.59	\$1,592					\$1,592																				\$1,592	
D2015	Restrooms Whiteford Bld.	Bathub & Shower Enclosure, Fiberglass, Replace	20	17	3	2	EA	\$2,088.77	\$4,178					\$4,178																				\$4,178	
D2017	Restrooms Whiteford Bld.	Shower, Ceramic Tile, Replace	30	27	3	2	EA	\$2,321.02	\$4,642					\$4,642																				\$4,642	
D2018	Interior Whiteford Bld.	Drinking Fountain, Refrigerated, Replace	10	9	1	1	EA	\$1,471.29	\$1,471			\$1,471																						\$1,471	
D2023	Utility Closet Whiteford Bld.	Water Heater, 50 GAL, Replace	10	6	4	1	EA	\$4,128.85	\$4,129																									\$4,129	
D3042	Roof Whiteford Bld.	Exhaust Fan, 500 CFM, Replace	15	3	12	10	EA	\$2,365.59	\$23,656																									\$23,656	
D3042	Roof Whiteford Bld.	Exhaust Fan, 850 CFM, Replace	15	3	12	6	EA	\$3,117.09	\$18,703																									\$18,703	
D3052	Roof Whiteford Bld.	Packaged Unit (RTU), 3 TON, Replace	15	3	12	1	EA	\$11,550.12	\$11,550																									\$11,550	
D3052	Roof Whiteford Bld.	Packaged Unit (RTU), 4 TON, Replace	15	3	12	1	EA	\$12,380.23	\$12,380																									\$12,380	
D3052	Roof Whiteford Bld.	Packaged Unit (RTU), 4 TON, Replace	15	3	12	1	EA	\$12,380.23	\$12,380																									\$12,380	
D3052	Roof Whiteford Bld.	Packaged Unit (RTU), 4 TON, Replace	15	3	12	1	EA	\$12,380.23	\$12,380																									\$12,380	
D3052	Roof Whiteford Bld.	Packaged Unit (RTU), 4 TON, Replace	15	3	12	1																													

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## Appendix F: Equipment Inventory List

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**D10 CONVEYING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094551	D1013	<b>Wheelchair Lift</b>		Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP Room				2008		

**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1108609	D2021	<b>Backflow Preventer</b>	4 INCH	MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	Building Exterior Unit 3				2000		
2	1094727	D2021	<b>Backflow Preventer</b>	6 INCH	Newark Junior High School / Site	Site						
3	1094686	D2021	<b>Backflow Preventer</b>	6 INCH	Newark Junior High School / Site	Site						
4	1094591	D2023	<b>Domestic Boiler</b>	260 - 500 MBH	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage						
5	1094662	D2023	<b>Domestic Circulator or Booster Pump</b>	.5 HP	Newark Junior High School / Boys and Girls PE/Gym	Boys Room						
6	1094733	D2023	<b>Domestic Circulator or Booster Pump</b>	.5 HP	Newark Junior High School / Boys and Girls PE/Gym	Boys Room						
7	1094713	D2023	<b>Water Filter</b>		Newark Junior High School / Site	Pool - Mechanical Room						
8	1094546	D2023	<b>Water Filter</b>		Newark Junior High School / Site	Pool - Mechanical Room						
9	1108519	D2023	<b>Water Heater</b>	100 GAL	MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Utility Closet Unit 8				2008		
10	1108532	D2023	<b>Water Heater</b>	20 GAL	MacGregor Campus / Unit 1 Crossroads School	Utility Closet Unit 1				2008		
11	1108577	D2023	<b>Water Heater</b>	20 GAL	MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	Electrical Room Unit 7				2016		
12	1125235	D2023	<b>Water Heater</b>	30 - 52 GAL	Newark Junior High School / Multipurpose/Kitchen/J3/I4	Exterior of Kitchen						
13	1108618	D2023	<b>Water Heater</b>	38 GAL	MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	Electrical Room Unit 3				2016		
14	1115077	D2023	<b>Water Heater</b>	40 GAL	MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Utility Closet Unit 8				2010		
15	1094708	D2023	<b>Water Heater</b>	5 - 15 GAL	Newark Junior High School / Building M	M5 - Storage Room						
16	1115520	D2023	<b>Water Heater</b>	50 GAL	MacGregor Campus / Whiteford Pre-school	Utility Closet Whiteford Bld.				2011		
17	1094705	D2023	<b>Water Storage Tank</b>	1001 - 2500 GAL	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage						
18	1125269	D2023	<b>Water Storage Tank</b>	80 - 150 GAL	Newark Junior High School / Multipurpose/Kitchen/J3/I4	Exterior of Kitchen	Therma Stor	TS-II				
19	1094676	D2034	<b>Grease Trap/Interceptor</b>		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen						
20	1115514	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	Roof Unit 3				2016		4
21	1115059	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 10 Storage	Roof Unit 10				2016		4
22	1108575	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Whiteford Pre-school	Roof Whiteford Bld.				2016		8
23	1115151	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 4 Newark Adult Classes	Roof Unit 4				2016		4
24	1115158	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 9 Newark Adult Classes	Roof Unit 9				2016		4
25	1115122	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 1 Crossroads School	Roof Unit 1				2016		4
26	1115111	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Roof Unit 8				2016		8
27	1115522	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	Roof Unit 7				2016		4
28	1115083	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 2 Bridgeport High School Classrooms	Roof Unit 2				2016		4
29	1115150	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 5 Bridgeport High School Office	Roof Unit 5				1975		4
30	1115173	D2042	<b>Roof Drain</b>	2 INCH	MacGregor Campus / Unit 6 Bridgeport High School	Roof Unit 6				2016		4
31	1094707	D2043	<b>Sump Pump</b>	3 HP	Newark Junior High School / Site	Pool - Mechanical Room						
32	1094672	D2091	<b>Air Compressor</b>	10 HP	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage						

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094688	D3032	<b>Condensing Unit/Heat Pump</b>	3.5 TON	Newark Junior High School / Building G	Site - Adjacent to G8						
2	1094580	D3032	<b>Condensing Unit/Heat Pump</b>	3.5 TON	Newark Junior High School / Building G	Site - Adjacent to G8						
3	1094544	D3032	<b>Condensing Unit/Heat Pump</b>	3.5 TON	Newark Junior High School / Building G	Site - Adjacent to G8						
4	1094695	D3032	<b>Condensing Unit/Heat Pump</b>	3.5 TON	Newark Junior High School / Building G	Site - Adjacent to G8						
5	1094720	D3032	<b>Condensing Unit/Heat Pump</b>	8 - 10 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
6	1094571	D3032	<b>Ductless Split System</b>	2.5 - 3 TON	Newark Junior High School / Library/Office	Library/Office - Roof				2000		
7	1108607	D3032	<b>Ductless Split System [CU-5-1]</b>	2 TON	MacGregor Campus / Unit 5 Bridgeport High School Office	Roof Unit 5	Mitsubishi	MUY-GL24NA	5 001098 T	2010		
8	1094640	D3042	<b>Exhaust Fan</b>	1001 - 1500 CFM	Newark Junior High School / Building M	M3-7 Roof				2015		
9	1094626	D3042	<b>Exhaust Fan</b>	1001 - 1500 CFM	Newark Junior High School / Building M	M3-7 Roof				2015		
10	1108528	D3042	<b>Exhaust Fan</b>	1500 CFM	MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Roof Unit 8				2016		3
11	1094585	D3042	<b>Exhaust Fan</b>	1501 - 2000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
12	1094541	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building C	C1-8 Roof				2015		
13	1094711	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building L	L2-9 Roof				2015		
14	1094674	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building E	E1-5 Roof				2015		
15	1094621	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building M	M3-7 Roof				2015		
16	1094579	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building M	M3-7 Roof				2015		
17	1094658	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
18	1094643	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
19	1094545	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building E	E1-5 Roof				2015		
20	1094606	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
21	1094673	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
22	1108559	D3042	<b>Exhaust Fan</b>	200 CFM	MacGregor Campus / Unit 4 Newark Adult Classes	Roof Unit 4				2016		2
23	1108566	D3042	<b>Exhaust Fan</b>	200 CFM	MacGregor Campus / Unit 9 Newark Adult Classes	Roof Unit 9				2016		2
24	1108610	D3042	<b>Exhaust Fan</b>	200 CFM	MacGregor Campus / Unit 5 Bridgeport High School Office	Roof Unit 5				2016		3
25	1108617	D3042	<b>Exhaust Fan</b>	200 CFM	MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Roof Unit 8				2005		3
26	1094703	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
27	1094634	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
28	1094555	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
29	1094684	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
30	1094573	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
31	1094712	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
32	1094735	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
33	1094710	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
34	1094730	D3042	<b>Exhaust Fan</b>	401 - 500 CFM	Newark Junior High School / Building D	D1-6 Roof				2015		
35	1094543	D3042	<b>Exhaust Fan</b>	401 - 500 CFM	Newark Junior High School / Building C	C1-8 Roof				2015		

36	1094666	D3042	Exhaust Fan	401 - 500 CFM	Newark Junior High School / Building K	K1-5 - Roof		2015	
37	1108590	D3042	Exhaust Fan	500 CFM	MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	Roof Unit 3		2016	3
38	1115523	D3042	Exhaust Fan	500 CFM	MacGregor Campus / Whiteford Pre-school	Roof Whiteford Bld.		2016	10
39	1094723	D3042	Exhaust Fan	5001 - 8500 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof		2014	
40	1094709	D3042	Exhaust Fan	5001 - 8500 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof		2014	
41	1094725	D3042	Exhaust Fan	5001 - 8500 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof		2014	
42	1094652	D3042	Exhaust Fan	5001 - 8500 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof		2014	
43	1094582	D3042	Exhaust Fan	501 - 800 CFM	Newark Junior High School / Library/Office	Library/Office - Roof		2015	
44	1094599	D3042	Exhaust Fan	501 - 800 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof		2014	
45	1094734	D3042	Exhaust Fan	501 - 800 CFM	Newark Junior High School / Library/Office	Library/Office - Roof		2015	
46	1094717	D3042	Exhaust Fan	501 - 800 CFM	Newark Junior High School / Library/Office	Library/Office - Roof		2015	
47	1108611	D3042	Exhaust Fan	800 CFM	MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	Roof Unit 3		2016	2
48	1094636	D3042	Exhaust Fan	801 - 1000 CFM	Newark Junior High School / Building D	D1-6 Roof		2015	
49	1094586	D3042	Exhaust Fan	801 - 1000 CFM	Newark Junior High School / Building G	G1-8 Roof		2015	
50	1094593	D3042	Exhaust Fan	801 - 1000 CFM	Newark Junior High School / Building E	E1-5 Roof		2015	
51	1094548	D3042	Exhaust Fan	801 - 1000 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof		2014	
52	1094559	D3042	Exhaust Fan	801 - 1000 CFM	Newark Junior High School / Building F	F1-5 Roof		2015	
53	1094651	D3042	Exhaust Fan	801 - 1000 CFM	Newark Junior High School / Building F	F1-5 Roof		2015	
54	1094569	D3042	Exhaust Fan	801 - 1000 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof		2014	
55	1094628	D3042	Exhaust Fan	801 - 1000 CFM	Newark Junior High School / Building E	E1-5 Roof		2015	
56	1108596	D3042	Exhaust Fan	850 CFM	MacGregor Campus / Unit 4 Newark Adult Classes	Roof Unit 4		2016	
57	1108605	D3042	Exhaust Fan	850 CFM	MacGregor Campus / Unit 1 Crossroads School	Roof Unit 1		2016	2
58	1108526	D3042	Exhaust Fan	850 CFM	MacGregor Campus / Unit 5 Bridgeport High School Office	Roof Unit 5	Greenheck	2016	
59	1108548	D3042	Exhaust Fan	850 CFM	MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Roof Unit 8		2016	6
60	1115535	D3042	Exhaust Fan	850 CFM	MacGregor Campus / Whiteford Pre-school	Roof Whiteford Bld.		2016	6
61	1108608	D3042	Exhaust Fan	CFM	MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	Roof Unit 7		2016	3
62	1108613	D3042	Exhaust Fan	CFM	MacGregor Campus / Unit 9 Newark Adult Classes	Roof Bld. 9		2016	2
63	1108530	D3042	Exhaust Fan	CFM	MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	Roof Unit 7		2016	2
64	1103841	D3051	Unit Heater		Newark Junior High School / Building D	D5			
65	1094687	D3051	Unit Heater	3 - 6 kW	Newark Junior High School / Boys and Girls PE/Gym	Gym- Snack Bar			2
66	1094728	D3051	Unit Heater	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof		2014	
67	1094718	D3051	Unit Heater	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof		2014	
68	1094630	D3051	Unit Heater	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof		2014	
69	1094609	D3051	Unit Heater	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof		2014	
70	1094697	D3051	Unit Heater	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof		2014	
71	1094689	D3051	Unit Heater	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof		2014	
72	1094698	D3051	Unit Heater	601 - 900 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof		2014	
73	1094602	D3052	Heat Pump	3.5 - 5 TON	Newark Junior High School / Portables	Portable 4			
74	1094633	D3052	Heat Pump	3.5 - 5 TON	Newark Junior High School / Portables	Portable 3			
75	1094724	D3052	Heat Pump	3.5 - 5 TON	Newark Junior High School / Portables	Portable 1			
76	1094667	D3052	Heat Pump	3.5 - 5 TON	Newark Junior High School / Portables	Portable 2			
77	1094566	D3052	Packaged Unit (RTU)	11 - 12.5 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof			
78	1094614	D3052	Packaged Unit (RTU)	13 - 15 TON	Newark Junior High School / Library/Office	Library/Office - Roof		2000	
79	1094679	D3052	Packaged Unit (RTU)	2 TON	Newark Junior High School / Building G	G1-8 Roof		2000	
80	1094564	D3052	Packaged Unit (RTU)	2 TON	Newark Junior High School / Building G	G1-8 Roof		2000	
81	1094600	D3052	Packaged Unit (RTU)	2 TON	Newark Junior High School / Building G	G1-8 Roof		2000	
82	1094558	D3052	Packaged Unit (RTU)	2.5 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof			
83	1094553	D3052	Packaged Unit (RTU)	2.5 TON	Newark Junior High School / Library/Office	Library/Office - Roof		2000	
84	1094706	D3052	Packaged Unit (RTU)	2.5 TON	Newark Junior High School / Building M	M3-7 Roof		2000	
85	1094601	D3052	Packaged Unit (RTU)	2.5 TON	Newark Junior High School / Library/Office	Library/Office - Roof		2000	
86	1094632	D3052	Packaged Unit (RTU)	3 - 3.5 TON	Newark Junior High School / Building C	C1-8 Roof		2000	
87	1115112	D3052	Packaged Unit (RTU)	3 TON	MacGregor Campus / Modular	Building Exterior Modular		2002	
88	1094693	D3052	Packaged Unit (RTU)	3 TON	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof			
89	1094610	D3052	Packaged Unit (RTU)	3 TON	Newark Junior High School / Building L	L2-9 Roof		2000	
90	1094638	D3052	Packaged Unit (RTU)	3 TON	Newark Junior High School / Building J1-J2	J1-2 Roof			
91	1094704	D3052	Packaged Unit (RTU)	3 TON	Newark Junior High School / Library/Office	Library/Office - Roof		2000	
92	1094607	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof		2000	
93	1094615	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof		2000	
94	1094574	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof		2000	
95	1094570	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof		2000	
96	1094550	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof		2000	
97	1094647	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof		2000	
98	1094680	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof		2000	
99	1094645	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building K	K1-5 - Roof		2000	
100	1094654	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building M	M3-7 Roof		2000	
101	1094681	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof		2000	
102	1094699	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof		2000	
103	1094587	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building G	G1-8 Roof		2000	
104	1094578	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building D	D1-6 Roof		2000	
105	1094565	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building D	D1-6 Roof		2000	
106	1094612	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof		2000	
107	1094598	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof		2000	
108	1094577	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof		2000	
109	1094557	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building E	E1-5 Roof		2000	
110	1094618	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof		2000	
111	1094583	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building M	M3-7 Roof		2000	
112	1094691	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building M	M3-7 Roof		2000	
113	1094562	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building J1-J2	J1-2 Roof		2000	



192	1115480	D3064	Smoke Vent		MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	Roof Unit 7					2016			
<b>D40 FIRE PROTECTION</b>														
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	1094665	D4091	Fire Suppression System		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen								
<b>D50 ELECTRICAL</b>														
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	1108595	D5012	Distribution Panel	100 AMP	MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	Electrical Room Unit 3				1975				
2	1108615	D5012	Distribution Panel	100 AMP	MacGregor Campus / Unit 1 Crossroads School	Electrical Room Unit 1				2000				
3	1094685	D5012	Distribution Panel	1000 AMP	Newark Junior High School / Site	Site - Adjacent to GYM				1998				
4	1108597	D5012	Distribution Panel	225 AMP	MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	Electrical Room Unit 3				1975				
5	1108551	D5012	Distribution Panel	225 AMP	MacGregor Campus / Unit 4 Newark Adult Classes	Storage Room Classroom 17 Unit 4				2000				
6	1115483	D5012	Distribution Panel	225 AMP	MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	Electrical Room Unit 7				1975				
7	1115497	D5012	Distribution Panel	225 AMP	MacGregor Campus / Whiteford Pre-school	Interior Whiteford Bld.				1975				2
8	1115108	D5012	Distribution Panel	225 AMP	MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Electrical Room Unit 8				1975				
9	1115132	D5012	Distribution Panel	225 AMP	MacGregor Campus / Unit 9 Newark Adult Classes	Classrooms Unit 9				1975				
10	1115099	D5012	Distribution Panel	400 AMP	MacGregor Campus / Unit 9 Newark Adult Classes	Classrooms Unit 9				1975				
11	1115508	D5012	Distribution Panel	400 AMP	MacGregor Campus / Whiteford Pre-school	Building Exterior Whiteford Bld.				1995				
12	1094732	D5012	Distribution Panel	600 AMP	Newark Junior High School / Site	Site - Adjacent to GYM				1998				
13	1115123	D5012	Distribution Panel [L9A ]	400 AMP	MacGregor Campus / Unit 5 Bridgeport High School Office	Hall Unit 5				1975				
14	1115117	D5012	Distribution Panel [R9A]	225 AMP	MacGregor Campus / Unit 5 Bridgeport High School Office	Hall Unit 5				1975				
15	1094648	D5012	Motor Control Center w/ Main Breaker	1600 AMP	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage								
16	1094595	D5012	Motor Control Center w/ Main Breaker	1600 AMP	Newark Junior High School / Building C	C9								
17	1094603	D5012	Motor Control Center w/ Main Breaker	1600 AMP	Newark Junior High School / Building G	G2- Electrical room								
18	1094568	D5012	Secondary Transformer	113 kVA	Newark Junior High School / Building D	D7				1998				
19	1108549	D5012	Secondary Transformer	15 kVA	MacGregor Campus / Unit 1 Crossroads School	Electrical Room Unit 1				1990				
20	1108538	D5012	Secondary Transformer	15 kVA	MacGregor Campus / Unit 1 Crossroads School	Electrical Room Unit 1				1997				2
21	1115533	D5012	Secondary Transformer	15 kVA	MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	Electrical Room Unit 7				2000				
22	1108600	D5012	Secondary Transformer	150 kVA	MacGregor Campus / Unit 4 Newark Adult Classes	Storage Room Classroom 17 Unit 4				2000				
23	1094683	D5012	Secondary Transformer	150 kVA	Newark Junior High School / Site	Site - Adjacent to GYM				1998				
24	1115118	D5012	Secondary Transformer	25 kVA	MacGregor Campus / Modular	Building Exterior Modular				2002				
25	1094660	D5012	Secondary Transformer	30 kVA	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage								
26	1108621	D5012	Secondary Transformer	30 kVA	MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	Electrical Room Unit 7				1995				
27	1108588	D5012	Secondary Transformer	30 kVA	MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	Electrical Room Unit 3				2016				
28	1108622	D5012	Secondary Transformer	45 kVA	MacGregor Campus / Unit 1 Crossroads School	Electrical Room Unit 1				2000				
29	1108531	D5012	Secondary Transformer	50 kVA	MacGregor Campus / Unit 7 Bridgeport High School Restrooms and Storage	Electrical Room Unit 7				1995				
30	1115152	D5012	Secondary Transformer	kVA	MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Electrical Room Unit 8				2000				
31	1094731	D5012	Switchboard	1600 AMP	Newark Junior High School / Boys and Girls PE/Gym	Gym - Maintenance				1998				
32	1094620	D5012	Switchboard	2000 AMP	Newark Junior High School / Site	Site - Adjacent to GYM				1998				
33	1094653	D5012	Switchboard	225 AMP	Newark Junior High School / Site	Pool - Mechanical Room								
34	1108623	D5012	Switchboard	800 AMP	MacGregor Campus / Unit 3 Newark Adult Classes Restroom and Storage	Building Exterior Unit 3				1975				
35	1094625	D5012	Switchboard	800 AMP	Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen				1998				
36	1115527	D5012	Switchboard	800 AMP	MacGregor Campus / Whiteford Pre-school	Exterior Electrical Room Whiteford Bld.				1975				
37	1094596	D5012	Transfer Switch	260 AMP	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage								
38	1135717	D5022	LED Lighting Fixture		Newark Junior High School / Site	Building exterior								12
39	1135715	D5022	Metal Halide Lighting Fixture w/ Electronic Ballast		Newark Junior High School / Portables	Building exterior								4
40	1135716	D5022	Metal Halide Lighting Fixture w/ Electronic Ballast		Newark Junior High School / Site	Baseball building								3
41	1094694	D5037	Fire Alarm Control Panel		Newark Junior High School / Library/Office	Library/Office								
42	1115050	D5037	Fire Alarm Control Panel		MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Multi-purpose Unit 8				2000				
43	1115148	D5037	Fire Alarm Control Panel		MacGregor Campus / Unit 9 Newark Adult Classes	Classrooms Unit 9				2000				
44	1115185	D5037	Fire Alarm Control Panel		MacGregor Campus / Unit 1 Crossroads School	Classrooms Unit 1				2000				
45	1115200	D5037	Fire Alarm Control Panel		MacGregor Campus / Unit 4 Newark Adult Classes	Classrooms Unit 4				2000				
46	1115100	D5037	Fire Alarm Control Panel		MacGregor Campus / Unit 10 Storage	Locker Room Unit 10				2000				
47	1115195	D5037	Fire Alarm Control Panel		MacGregor Campus / Unit 2 Bridgeport High School Classrooms	Classrooms Unit 2				2000				
48	1115137	D5037	Fire Alarm Control Panel		MacGregor Campus / Unit 5 Bridgeport High School Office	Office Unit 5				2000				
49	1108557	D5037	Fire Alarm Control Panel		MacGregor Campus / Whiteford Pre-school	Janitor Closet Whiteford Bld.				2000				
50	1108540	D5037	Fire Alarm Control Panel		MacGregor Campus / Unit 6 Bridgeport High School	Classrooms Unit 6				2000				
51	1094700	D5092	Generator	10 - 30 kW	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage								
<b>E10 EQUIPMENT</b>														
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty		
1	1125242	E1093	Commercial Convection Oven, Double		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen								2
2	1125248	E1093	Commercial Dishwasher		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen								
3	1125263	E1093	Commercial Exhaust Hood		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen								
4	1094552	E1093	Commercial Exhaust Hood		Newark Junior High School / Building G	Site - Adjacent to G6								
5	1108562	E1093	Commercial Food Service Equipment (Allowance)		MacGregor Campus / Unit 8 Multi-purpose and Kitchen	Kitchen				2000				
6	1124877	E1093	Commercial Food Warmer		Newark Junior High School / Boys and Girls PE/Gym	Kitchen								4
7	1124840	E1093	Commercial Food Warmer		Newark Junior High School / Boys and Girls PE/Gym	Kitchen								
8	1125236	E1093	Commercial Food Warmer		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen								
9	1124879	E1093	Commercial Freezer, 1-Door Reach-In		Newark Junior High School / Boys and Girls PE/Gym	Kitchen								
10	1125244	E1093	Commercial Range/Oven, 4-Burner		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	Garland							
11	1124860	E1093	Commercial Refrigerator, 2-Door Reach-In		Newark Junior High School / Boys and Girls PE/Gym	Kitchen								
12	1125251	E1093	Commercial Walk-In Freezer		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	Bally Engineered Structures							
13	1125261	E1093	Commercial Walk-In Refrigerator		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	Russell							
14	1125260	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen								
15	1125265	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen								
16	1125267	E1093	Commercial Food Warmer		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	FWE	UHS-12ET	175243001	2014				
17	1125266	E1093	Commercial Food Warmer		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found					

**F10 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094701	F1041	<b>Aquatics</b>	1 - 10 HP	Newark Junior High School / Site	Pool - Mechanical Room						
2	1094649	F1041	<b>Aquatics</b>	1 - 10 HP	Newark Junior High School / Site	Pool - Mechanical Room						
3	1135570	F1041	<b>Swimming Pool</b>		Newark Junior High School / Site	pool						6
4	1126443	F1041	<b>Swimming Pool Cover</b>		Newark Junior High School / Site	Site						
5	1135564	F1041	<b>Swimming Pool Diving Board</b>		Newark Junior High School / Site	pool						
6	1094635	F1041	<b>Swimming Pool Filtration System</b>		Newark Junior High School / Site	Pool - Mechanical Room						
7	1094567	F1041	<b>Swimming Pool Heater</b>	750 MBH	Newark Junior High School / Site	Pool - Mechanical Room						
8	1135566	F1041	<b>Swimming Pool Ladder</b>		Newark Junior High School / Site	pool						
9	1135567	F1041	<b>Swimming Pool Lifeguard Chair</b>		Newark Junior High School / Site	pool						
10	1135568	F1041	<b>Swimming Pool Lift Transfer Device</b>		Newark Junior High School / Site	pool						

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1135714	G4021	<b>Pole Light</b>		Newark Junior High School / Site	Parking lot						4
2	1135713	G4021	<b>Pole Light</b>		Newark Junior High School / Site	Pool						
3	1094668	G4021	<b>Pole Light</b>	70 - 150 WATT	Newark Junior High School / Site	Soccer Field						8
4	1094549	G4021	<b>Pole Light</b>	80 - 100 WATT	Newark Junior High School / Site	Site - Amphitheater				2015		6



# FACILITY CONDITION ASSESSMENT

prepared for  
AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



FACILITY CONDITION ASSESSMENT  
OF  
NEWARK JUNIOR HIGH SCHOOL  
6201 LAFAYETTE AVENUE  
NEWARK, CALIFORNIA 94560

## PREPARED BY:

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## EMG PROJECT #:

130098.18R000-003.354

## DATE OF REPORT:

August 14, 2019

## ON SITE DATE:

November 7 and 19, 2018



engineering | environmental | capital planning | project management

A Bureau Veritas Group Company



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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	6201 Lafayette Avenue, Newark, California 94560
Site Developed	1961 Renovated 1998 - 2002
Number of Buildings	13 and four portables
Date(s) of Visit	November 7 and 19, 2018
Management Point of Contact	Mr. Andrew Seymour 408.300.5160 phone <a href="mailto:aseymour@aedisarchitects.com">aseymour@aedisarchitects.com</a> email
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matt Anderson Program Manager <a href="mailto:manderson@emgcorp.com">manderson@emgcorp.com</a> 800.733.0660 x7613

Building Summary			
Building	Use	Constructed	Area(SF)
Office Library	Office/library	1961	7,570
C	Classroom	1961	7,625
D	Classroom	1961	7,625
E	Classroom	1961	4,700
F	Classroom	1961	4,700
G	Classroom	1961	16,000
PE/Gym	PE/Gym	1961	30,000
Multipurpose	Multipurpose	1961	14,000
J	Classroom	1961	2,500
K	Classroom	1961	4,700

**Building Summary**

<b>Building</b>	<b>Use</b>	<b>Constructed</b>	<b>Area(SF)</b>
<b>L</b>	Classroom	1961	7,625
<b>M</b>	Classroom	1961	7,625
<b>Portables</b>	Classroom	various	3,600
<b>Total</b>			118,270

**Other Tenant Spaces**

All of the property is occupied by Newark School District programs. There are no tenants leasing buildings or rooms at the school.

**Key Spaces Not Observed**

<b>Building Number</b>	<b>Area</b>	<b>Access Issue</b>
None		

## Campus Findings & Deficiencies

### Historical Summary

This building was built in 1961. There have been no significant additions to it since then. Modernization of HVAC, electrical, toilet rooms and ADA items was undertaken between 1998 and 2008.

### Architectural

The building walls are mostly concrete, poured in place or CMU and show very little deterioration. The TPO roofing was installed approximately five years ago; replacement is estimated to be 15 years out. The interior finishes have been periodically replaced as needed over the years.

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

Most MEPF components were replaced in 2000. Most buildings are heated and cooled by packaged units located on the roof. During the onsite, repairs were underway of failed motors and compressors in Building G's units. There is a central water heater with a storage tank in Gym building for domestic hot water supply.

Majority of the equipment is old and nearing the end of its useful life. They will require replacements in the next few years. The building management system will also need to be upgraded.

There is decommissioned pool equipment in the pool building. There are no sprinkler systems in any of the buildings. The main fire panel is located in the Library/Office building and has been recently inspected.

### Site

The site is generally flat. The parking lot and asphalt play areas are in heavily worn condition, short term repair is recommended. The original pool is still in the ground though not used, due to leakage. Replacement of the pool facility is budgeted.

### Recommended Additional Studies

A crack ran through the VCT from one end of classroom F4 to the other. This is possibly a structural failure of the slab. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the slab is also included

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

## 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 other 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
Newark Junior High School / Boys and Girls PE/Gym	\$364	30,000	\$10,920,000	0.0%	1.0%	4.0%	12.0%
Newark Junior High School / Building C (1961)	\$503	7,625	\$3,835,375	0.0%	0.0%	4.0%	9.0%
Newark Junior High School / Building D	\$503	7,625	\$3,835,375	0.0%	0.0%	3.0%	9.0%
Newark Junior High School / Building E (1961)	\$503	4,700	\$2,364,100	0.0%	0.0%	5.0%	14.0%
Newark Junior High School / Building F	\$503	4,700	\$2,364,100	0.0%	1.0%	6.0%	11.0%
Newark Junior High School / Building G	\$503	16,000	\$8,048,000	0.0%	0.0%	3.0%	7.0%
Newark Junior High School / Building J1-J2	\$503	2,500	\$1,257,500	0.0%	0.0%	4.0%	9.0%
Newark Junior High School / Building K (1961)	\$503	4,700	\$2,364,100	0.0%	0.0%	5.0%	10.0%
Newark Junior High School / Building L	\$503	7,625	\$3,835,375	0.0%	0.0%	4.0%	10.0%
Newark Junior High School / Building M (1961)	\$503	7,625	\$3,835,375	0.0%	0.0%	4.0%	9.0%
Newark Junior High School / Library/Office	\$503	7,570	\$3,807,710	0.0%	0.0%	5.0%	11.0%
Newark Junior High School / Multipurpose/Kitchen/J3/I4	\$364	14,000	\$5,096,000	0.0%	1.0%	4.0%	11.0%
Newark Junior High School / Portables	\$284	3,600	\$1,022,400	0.0%	0.0%	9.0%	21.0%
Newark Junior High School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

## Immediate Needs

Facility/Building	Total Cost	Total Items
Newark Junior High School	\$0	0
<b>Total :</b>	<b>\$0</b>	<b>0</b>

Newark Junior High School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
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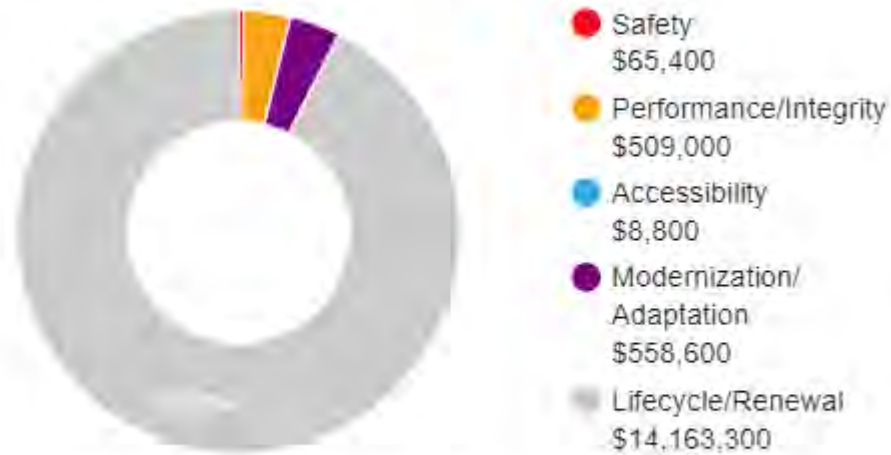
## Plan Types

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

### Plan Type Descriptions

<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)



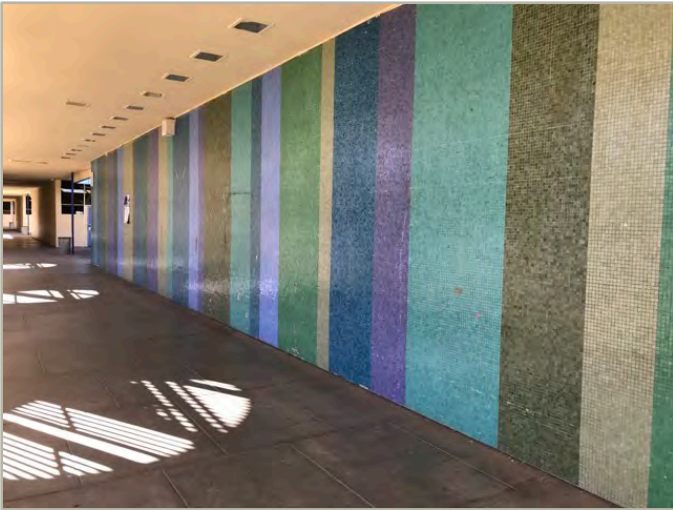
Ten year total: \$15,305,100

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$44,100	-	\$50,500	-	-	\$94,600
Facade	-	\$17,200	\$180,900	\$236,500	\$1,307,800	\$1,742,500
Roofing	-	\$3,400	-	\$3,500	\$4,327,900	\$4,334,800
Interiors	\$9,100	\$193,200	\$428,800	\$832,600	\$2,112,700	\$3,576,300
Elevators	-	-	-	-	\$29,500	\$29,500
Plumbing	\$2,900	\$72,800	\$89,000	\$6,948,300	\$149,100	\$7,262,200
Fire Suppression	-	-	\$5,900	-	\$9,100	\$15,000
HVAC	-	\$1,033,200	\$808,000	\$132,600	\$1,812,200	\$3,786,100
Electrical	-	\$78,800	\$5,300	\$333,300	\$12,991,800	\$13,409,200
Fire Alarm & Comm	-	\$657,700	\$514,200	\$68,200	\$925,600	\$2,165,800
Equipment/Special	\$329,800	\$73,300	\$165,400	\$54,400	\$656,700	\$1,279,600
Site Lighting	-	\$2,900	\$89,800	-	\$59,300	\$152,000
Pavement	\$86,200	\$44,100	\$61,900	\$644,900	\$279,600	\$1,116,600
Site Development	-	\$288,200	\$398,300	\$216,900	\$714,100	\$1,617,500
Landscaping	-	\$78,400	-	-	-	\$78,400
Follow-up Studies	\$11,700	-	-	-	-	\$11,700
Accessibility	\$9,700	-	-	-	-	\$9,700
<b>TOTALS</b>	<b>\$493,500</b>	<b>\$2,543,200</b>	<b>\$2,798,000</b>	<b>\$9,471,200</b>	<b>\$25,375,400</b>	<b>\$40,681,500</b>



## 2. Office / Library



### Office/Library: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	7,570 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns with reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, wood panels Floors: Carpet Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

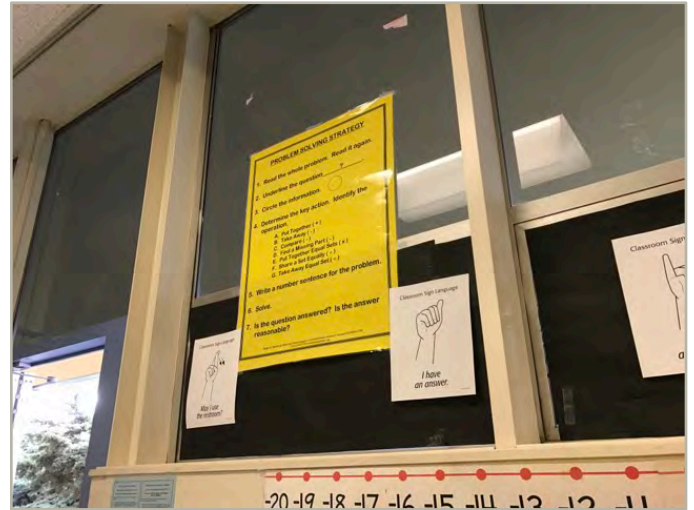
## Office/Library: Systems Summary

<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment. Galvanized or leaking supply piping	

**Office/Library: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	-	-	\$28,300	\$92,600	\$120,900
Roofing	-	-	-	-	\$335,500	\$335,500
Interiors	-	\$30,700	\$72,400	\$10,900	\$166,500	\$280,500
Plumbing	-	-	-	\$450,000	-	\$450,000
HVAC	-	\$95,600	\$53,400	-	\$157,500	\$306,500
Electrical	-	-	-	-	\$860,900	\$860,900
Fire Alarm & Comm	-	\$42,100	\$57,900	-	\$98,200	\$198,200
<b>TOTALS</b>	-	<b>\$168,400</b>	<b>\$183,700</b>	<b>\$489,200</b>	<b>\$1,711,200</b>	<b>\$2,552,500</b>

### 3. Building C



#### Building C: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	7,625 SF	
<b>Number of Stories</b>	1	
<b>System</b>	<b>Description</b>	<b>Condition</b>
<b>Structure</b>	Steel columns, cast in place concrete with reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, ceramic tile, cultured marble Floors: VCT, ceramic tile, epoxy floor coating Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Building C: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment. Galvanized or leaking supply piping Aged carpet	

**Building C: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	-	\$19,900	-	\$168,100	\$188,000
Roofing	-	-	-	-	\$335,500	\$335,500
Interiors	\$1,700	\$4,300	\$2,900	\$122,400	\$18,200	\$149,500
Plumbing	-	\$6,000	\$2,600	\$453,300	\$15,200	\$477,000
HVAC	-	\$107,300	\$53,800	-	\$172,100	\$333,300
Electrical	-	-	-	\$40,100	\$867,100	\$907,200
Fire Alarm & Comm	-	\$42,400	\$31,400	-	\$57,000	\$130,800
<b>TOTALS</b>	<b>\$1,700</b>	<b>\$160,000</b>	<b>\$110,600</b>	<b>\$615,800</b>	<b>\$1,633,200</b>	<b>\$2,521,300</b>

## 4. Building D



### Building D: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	7,625 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns, cast concrete, with reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, ceramic tile, cultured marble Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Building D: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment. Galvanized or leaking supply piping	



### Building D: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$19,300	-	\$147,500	\$166,800
Roofing	-	-	-	-	\$335,500	\$335,500
Interiors	-	\$3,600	\$66,900	\$52,700	\$112,800	\$236,000
Plumbing	-	-	-	\$468,900	\$2,500	\$471,400
HVAC	-	\$74,200	\$55,300	-	\$121,000	\$250,400
Electrical	-	-	-	\$18,200	\$867,100	\$885,300
Fire Alarm & Comm	-	\$42,400	\$31,400	-	\$57,000	\$130,800
<b>TOTALS</b>	-	<b>\$120,200</b>	<b>\$172,900</b>	<b>\$539,800</b>	<b>\$1,643,400</b>	<b>\$2,476,200</b>

## 5. Building E



### Building E: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	4,700 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns, cast concrete and reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, ceramic tile, cultured marble Floors: VCT, epoxy Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Building E: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment. Galvanized or leaking supply piping ADA study	

## Building E: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$18,900	-	\$78,100	\$97,000
Roofing	-	-	-	-	\$169,100	\$169,100
Interiors	-	\$5,000	\$34,600	\$54,200	\$63,000	\$156,800
Plumbing	-	-	-	\$286,800	-	\$286,800
HVAC	-	\$68,700	\$33,200	-	\$117,700	\$219,600
Electrical	-	-	-	-	\$543,300	\$543,300
Fire Alarm & Comm	-	\$26,100	\$19,400	-	\$35,100	\$80,600
Equipment/Special	-	-	\$76,100	-	-	\$76,100
<b>TOTALS</b>	-	<b>\$99,800</b>	<b>\$182,200</b>	<b>\$341,000</b>	<b>\$1,006,300</b>	<b>\$1,629,300</b>

## 6. Building F



### Building F: Systems Summary

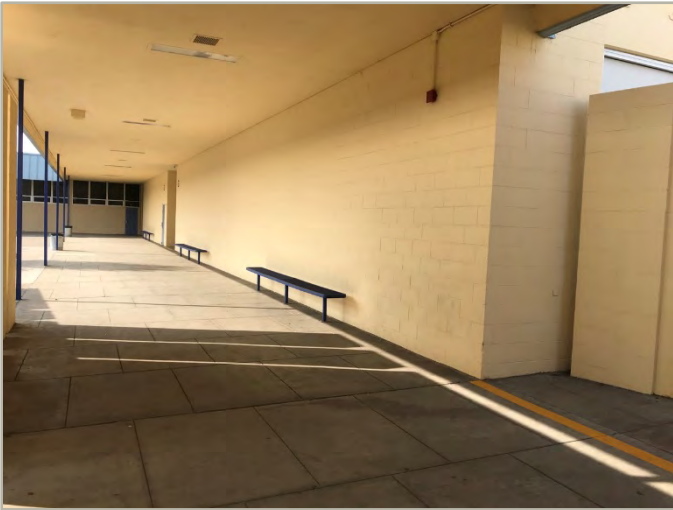
<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	4,700 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns, cast concrete and reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with no windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, ceramic tile, cultured marble Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Building F: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Possible slab failure Aged HVAC equipment. Galvanized or leaking supply piping	

### Building F: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$15,500	-	-	-	-	\$15,500
Facade	-	-	\$18,900	-	\$41,800	\$60,700
Roofing	-	-	-	-	\$234,100	\$234,100
Interiors	-	\$10,200	\$31,300	\$38,500	\$76,700	\$156,700
Plumbing	-	-	-	\$286,000	\$7,200	\$293,200
HVAC	-	\$73,600	\$33,200	-	\$120,400	\$227,200
Electrical	-	-	-	-	\$534,500	\$534,500
Fire Alarm & Comm	-	\$26,100	\$19,400	-	\$35,100	\$80,600
Equipment/Special	-	-	-	-	\$102,300	\$102,300
Follow-up Studies	\$11,700	-	-	-	-	\$11,700
<b>TOTALS</b>	<b>\$27,200</b>	<b>\$109,900</b>	<b>\$102,800</b>	<b>\$324,500</b>	<b>\$1,152,100</b>	<b>\$1,716,500</b>

## 7. Building G



### Building G: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	16,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns, cast concrete and reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, ceramic tile, cultured marble Floors: VCT, epoxy, exposed concrete Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

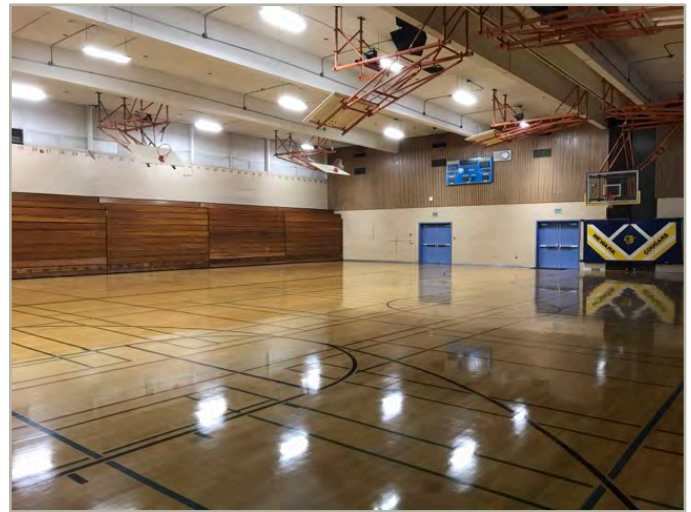


<b>Building G: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat Split system condensing unit and fan coil	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment. Galvanized or leaking supply piping	

### Building G: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$26,500	\$58,600	\$58,500	\$143,600
Roofing	-	-	-	-	\$507,500	\$507,500
Interiors	-	\$8,400	\$25,700	\$69,500	\$110,200	\$213,800
Plumbing	-	-	\$2,600	\$965,200	\$4,100	\$971,900
HVAC	-	\$166,100	\$112,900	-	\$261,700	\$540,700
Electrical	-	-	-	\$40,100	\$1,819,500	\$1,859,600
Fire Alarm & Comm	-	\$89,000	\$65,900	-	\$119,600	\$274,500
Equipment/Special	-	-	\$10,000	-	\$15,500	\$25,500
<b>TOTALS</b>	-	<b>\$263,500</b>	<b>\$243,600</b>	<b>\$1,133,400</b>	<b>\$2,896,600</b>	<b>\$4,537,100</b>

## 8. Boys & Girls PE, Gymnasium



### Boys and Girls PE, Gymnasium: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	30,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns, cast concrete with reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, wood, ceramic tile, cultured marble Floors: VCT, epoxy, Maple strip, carpet, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Boys and Girls PE, Gymnasium: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Gas water heater with storage tank for all buildings.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	--
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: Natural gas generator	--
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	--
<b>Equipment/Special</b>	Commercial kitchen equipment	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C	
<b>Key Issues and Findings</b>	Decommissioned equipment such as generator, transfer switch and air compressor. Replace drinking fountain Aged HVAC equipment. Galvanized or leaking supply piping	

### Boys and Girls PE, Gymnasium: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$10,400	\$56,700	\$15,500	\$123,400	\$206,100
Roofing	-	-	-	-	\$930,300	\$930,300
Interiors	\$5,500	\$68,200	\$32,200	\$198,200	\$1,078,400	\$1,382,500
Plumbing	\$2,900	\$30,600	\$45,400	\$1,835,300	\$5,300	\$1,919,600
HVAC	-	\$12,600	\$211,700	\$46,400	\$19,700	\$290,400
Electrical	-	\$49,000	-	\$89,700	\$3,432,600	\$3,571,300
Fire Alarm & Comm	-	\$166,800	\$123,700	\$68,200	\$224,200	\$583,000
Equipment/Special	-	\$28,000	\$9,300	\$9,500	\$17,600	\$64,400
Site Development	-	-	\$179,200	\$121,500	\$240,800	\$541,400
<b>TOTALS</b>	<b>\$8,400</b>	<b>\$365,600</b>	<b>\$658,200</b>	<b>\$2,384,300</b>	<b>\$6,072,300</b>	<b>\$9,489,000</b>

## 9. Multipurpose / Kitchen / J3/ I4



### Multipurpose / Kitchen / J3/ I4: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	14,000SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns, cast concrete with reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, wood panels, cultured marble Floors: VCT, ceramic tile, epoxy coating, wood strip Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	Wheelchair lift	--

## Multipurpose / Kitchen / J3/ I4: Systems Summary

<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heater with storage tank.	--
<b>HVAC</b>	Individual rooftop package units with gas heat Supplemental components: suspended gas unit heaters	--
<b>Fire Suppression</b>	Fire extinguishers, kitchen hood system	--
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	--
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	--
<b>Equipment/Special</b>	Commercial kitchen equipment	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Replace dishwasher Aged HVAC equipment. Galvanized or leaking supply piping	

### Multipurpose / Kitchen / J3/ I4: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$3,400	-	\$46,800	\$136,500	\$186,700
Roofing	-	-	-	-	\$456,700	\$456,700
Interiors	-	\$18,500	\$7,300	\$125,600	\$162,200	\$313,500
Elevators	-	-	-	-	\$29,500	\$29,500
Plumbing	-	-	\$2,200	\$856,600	\$6,800	\$865,600
Fire Suppression	-	-	\$5,900	-	\$9,100	\$15,000
HVAC	-	\$76,800	\$70,600	\$86,300	\$267,900	\$501,600
Electrical	-	-	-	\$37,800	\$1,239,700	\$1,277,500
Fire Alarm & Comm	-	\$77,900	\$57,700	-	\$104,600	\$240,200
Equipment/Special	\$23,000	-	\$70,000	\$44,900	\$129,200	\$267,000
<b>TOTALS</b>	<b>\$23,000</b>	<b>\$176,600</b>	<b>\$213,700</b>	<b>\$1,198,000</b>	<b>\$2,542,200</b>	<b>\$4,153,300</b>



## 10. Building J1-J2



### Building J1-J2: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	2,500 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns, cast concrete with reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, cultured marble Floors: VCT, epoxy Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Building J1-J2: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment. Galvanized or leaking supply piping	

### Building J1-J2: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$5,700	\$5,900	\$14,200	\$25,700
Roofing	-	-	-	-	\$76,100	\$76,100
Interiors	-	\$11,200	\$500	\$22,400	\$12,800	\$46,900
Plumbing	-	-	-	\$157,300	-	\$157,300
HVAC	-	\$26,100	\$17,600	-	\$40,700	\$84,500
Electrical	-	-	-	-	\$220,200	\$220,200
Fire Alarm & Comm	-	\$13,900	\$10,300	-	\$18,700	\$42,900
<b>TOTALS</b>	-	<b>\$51,200</b>	<b>\$34,100</b>	<b>\$185,600</b>	<b>\$382,700</b>	<b>\$653,600</b>

## 11. Building K



### Building K: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	4,700 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns with reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum storefront windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, cultured marble Floors: VCT, epoxy coating Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Building K: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment. Galvanized or leaking supply piping	

**Building K:: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	-	-	\$20,100	\$79,300	\$99,300
Roofing	-	\$2,100	-	-	\$157,800	\$159,900
Interiors	-	\$8,900	-	\$47,100	\$40,000	\$96,000
Plumbing	-	-	-	\$279,400	\$11,000	\$290,400
HVAC	-	\$71,000	\$33,200	-	\$113,100	\$217,300
Electrical	-	-	-	-	\$654,900	\$654,900
Fire Alarm & Comm	-	\$26,100	\$19,400	-	\$35,100	\$80,600
<b>TOTALS</b>	-	<b>\$108,100</b>	<b>\$52,600</b>	<b>\$346,600</b>	<b>\$1,091,200</b>	<b>\$1,598,400</b>

## 12. Building L



### Building L: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	7,625 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns with reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

<b>Building L: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair
<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment. Galvanized or leaking supply piping	



### Building L: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$20,500	\$180,300	\$200,700
Roofing	-	-	-	\$3,500	\$340,200	\$343,700
Interiors	-	-	\$59,400	\$18,400	\$118,900	\$196,700
Plumbing	-	-	\$3,100	\$456,100	\$4,700	\$463,900
HVAC	-	\$121,700	\$53,800	-	\$192,000	\$367,500
Electrical	-	-	-	-	\$671,700	\$671,700
Fire Alarm & Comm	-	\$42,400	\$31,400	-	\$57,000	\$130,800
<b>TOTALS</b>	-	<b>\$164,100</b>	<b>\$147,700</b>	<b>\$498,500</b>	<b>\$1,564,800</b>	<b>\$2,375,000</b>

## 13. Building M



### Building M: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	7,625 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns with reinforced concrete block walls on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, vinyl Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste and venting Hot water provided from central water heater located in Gym.	Fair

## Building M: Systems Summary

<b>HVAC</b>	Individual rooftop package units with gas heat	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Fed from main switchboard located adjacent to GYM building with copper wiring Interior Lighting: T-8, CFL, Emergency: No Generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment. Galvanized or leaking supply piping Possible suspect asbestos resilient floor tile	

**Building M: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	-	-	\$20,500	\$167,100	\$187,600
Roofing	-	-	-	-	\$335,500	\$335,500
Interiors	\$1,900	\$5,600	\$65,300	\$60,000	\$105,600	\$238,500
Plumbing	-	\$1,300	\$8,200	\$453,300	\$15,400	\$478,200
HVAC	-	\$93,800	\$53,800	-	\$157,300	\$304,900
Electrical	-	-	-	-	\$867,100	\$867,100
Fire Alarm & Comm	-	\$42,400	\$31,400	-	\$57,000	\$130,800
<b>TOTALS</b>	<b>\$1,900</b>	<b>\$143,100</b>	<b>\$158,700</b>	<b>\$533,800</b>	<b>\$1,705,000</b>	<b>\$2,542,600</b>

## 14. Portables



### Portables: Systems Summary

<b>Address</b>	6201 Lafayette Avenue, Newark, California	
<b>Constructed/ Renovated</b>	1961	
<b>Building Size</b>	3,600 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Lightweight steel studs	Fair
<b>Façade</b>	Painted wood with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	No plumbing	--

## Portables: Systems Summary

<b>HVAC</b>	Individual wall 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: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Aged HVAC equipment Damaged siding.	

### Portables: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$3,400	\$15,100	\$20,500	\$20,300	\$59,300
Roofing	-	\$1,300	-	-	\$114,100	\$115,400
Interiors	-	\$18,500	\$30,300	\$12,700	\$47,300	\$108,800
HVAC	-	\$45,700	\$25,400	-	\$71,100	\$142,200
Electrical	-	-	\$3,000	-	\$409,400	\$412,400
Fire Alarm & Comm	-	\$20,000	\$14,800	-	\$26,900	\$61,800
<b>TOTALS</b>	-	<b>\$88,900</b>	<b>\$88,600</b>	<b>\$33,200</b>	<b>\$689,100</b>	<b>\$899,900</b>

## 15. Site Summary



### Site Information

<b>Lot Size</b>	40.1 acres (estimated)	
<b>Parking Spaces</b>	335 total spaces all in open lots; 6 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and property entrance signage, chain link fencing, no dumpster enclosures Playgrounds and sports courts with bleachers, fencing, and site lights Limited benches, picnic tables, trash receptacles Outdoor swimming pool, currently unusable	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present, not working well Concrete retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer	Good
<b>Site Lighting</b>	Pole-mounted: LED, HPS, CFL, halogen, incandescent Building-mounted: LED, HPS, CFL, halogen, incandescent	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C	



## Site Information

### Key Issues and Findings

Severe alligator cracking and potholes,  
significant sidewalk trip hazards,  
Non-operational swimming pool

## Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$28,600	-	\$50,500	-	-	\$79,100
Plumbing	-	\$34,900	\$25,100	-	\$76,900	\$136,900
Electrical	-	\$29,800	\$2,300	\$107,300	\$3,700	\$143,200
Equipment/Special	\$306,800	\$45,300	-	-	\$392,200	\$744,300
Site Lighting	-	\$2,900	\$89,800	-	\$59,300	\$152,000
Pavement	\$86,200	\$44,100	\$61,900	\$644,900	\$279,600	\$1,116,600
Site Development	-	\$288,200	\$219,200	\$95,400	\$473,300	\$1,076,100
Landscaping	-	\$78,400	-	-	-	\$78,400
<b>TOTALS</b>	<b>\$421,600</b>	<b>\$523,600</b>	<b>\$448,800</b>	<b>\$847,600</b>	<b>\$1,285,000</b>	<b>\$3,526,600</b>

## 16. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 1961. The facility was significantly renovated in 1998 - 2002. Complaints about accessibility issues have been sporadically received by the property management. It is unknown if the property has associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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

## 17. 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.

## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## 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.

## 18. Opinions of Probable Costs

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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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 19. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Newark Junior High School, 6201 Lafayette Avenue, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** Kay van der Have,  
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## 20. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plans
- Appendix C: Accessibility Review
- Appendix D: Pre-Survey Questionnaire
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



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## Appendix A: Photographic Record

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#1	SOUTH ELEVATION
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#2	EAST ELEVATION
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#3	PARTIAL WEST ELEVATION
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#4	SNACK BAR, GYMNASIUM BUILDING
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#5	CLASSROOM BUILDING
----	--------------------



#6	CLASSROOM BUILDING
----	--------------------



#7	MULTIPURPOSE BUILDING
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#8	PORTABLES
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#9	CENTRAL AREA
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#10	CENTRAL AREA
-----	--------------



#11	ASPHALT DRIVE
-----	---------------



#12	ASPHALT WALKWAY
-----	-----------------



#13	CONCRETE WALKWAY, TRIP HAZARD
-----	-------------------------------



#14	CONCRETE WALKWAY
-----	------------------



#15	FENCING
-----	---------



#16	SITE IMPROVEMENTS, POOL ABANDONED IN PLACE
-----	--



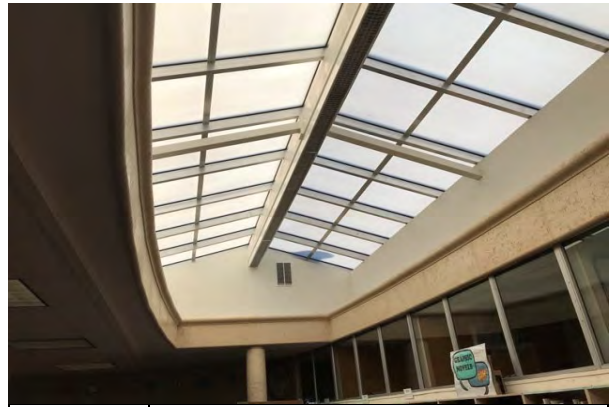
#17	STRUCTURE, CAST CONCRETE AND CONCRETE BLOCK
-----	---



#18	STRUCTURE, STEEL COLUMNS
-----	--------------------------



#19	STRUCTURE, WOOD FRAMED ROOF
-----	-----------------------------



#20	SKYLIGHT AT LIBRARY
-----	---------------------



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



#22	METAL MANSARD ROOF
-----	--------------------



#23	ROOF AT PORTABLES
-----	-------------------



#24	EXTERIOR WALL DETERIORATION AT PORTABLES
-----	--



#25	EXTERIOR WALL, PAINTED SURFACE
-----	--------------------------------



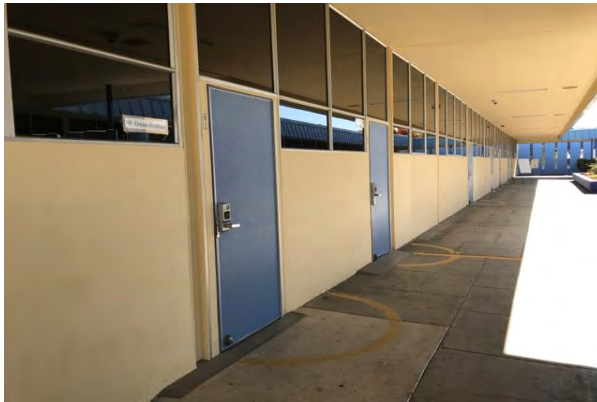
#26	WINDOWS
-----	---------



#27	ROLL-UP
-----	---------



#28	WINDOWS AT SNACK BAR
-----	----------------------



#29	WINDOWS AND DOORS
-----	-------------------



#30	CLASSROOM
-----	-----------



#31	CLASSROOM
-----	-----------



#32	CLASSROOM
-----	-----------



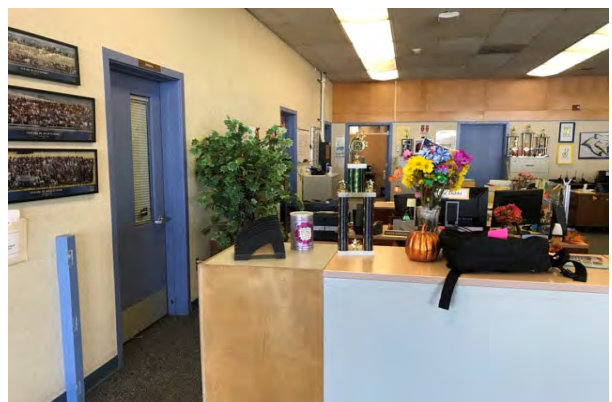
#33	STORAGE
-----	---------



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



#35	GYM
-----	-----



#36	OFFICE
-----	--------



#37	MULTIPURPOSE ROOM
-----	-------------------



#38	MULTIPURPOSE ROOM
-----	-------------------



#39	GIRLS LOCKER ROOM
-----	-------------------



#40	L 4
-----	-----



#41	RTU
-----	-----



#42	KITCHEN
-----	---------





#43	RTU
-----	-----



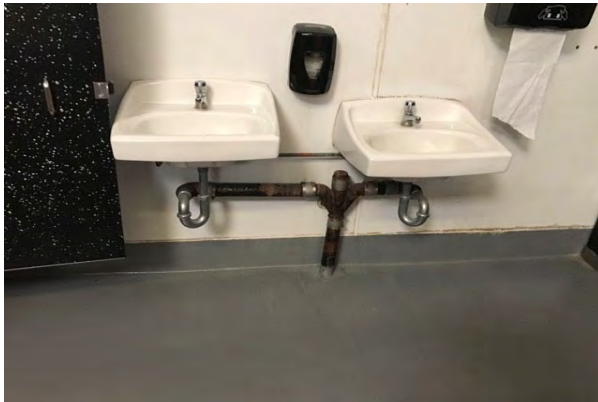
#44	VENTILATION
-----	-------------



#45	VENTILATION
-----	-------------



#46	PORTABLE HVAC
-----	---------------



#47	SINKS
-----	-------



#48	WATER HEATER
-----	--------------



#49	URINAL
-----	--------



#50	SWITCHBOARD
-----	-------------



#51	DRINKING FOUNTAIN
-----	-------------------



#52	SWITCHGEAR, 2,000 AMP
-----	-----------------------



#53	SITE LIGHTING
-----	---------------



#54	TRANSFORMER
-----	-------------



#55	FIRE SUPPRESSION SYSTEM, KITCHEN (CO2)
-----	--



#56	FIRE ALARM SYSTEM
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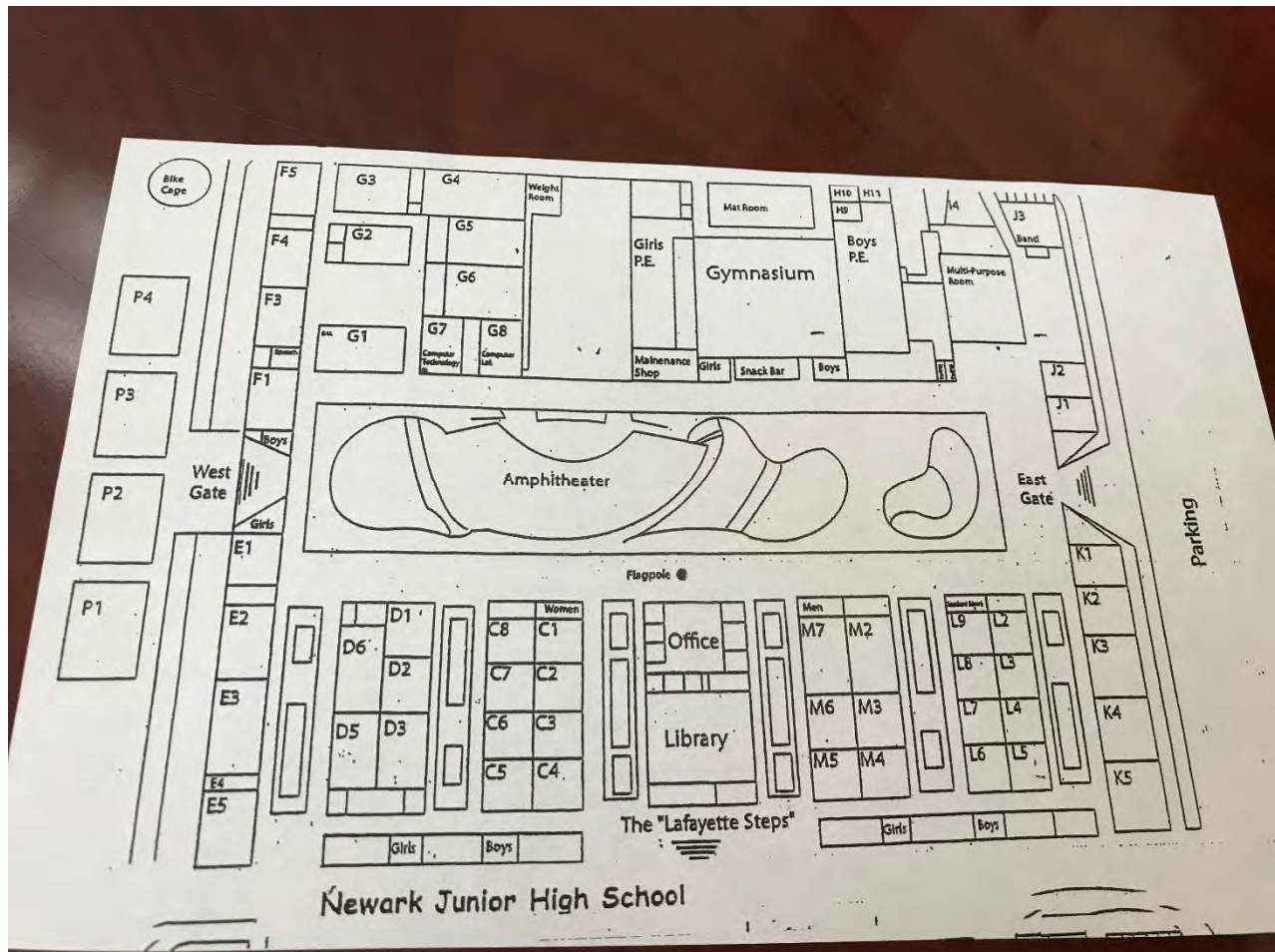
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## Appendix B: Site Plans

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### Site Plan



SOURCE:

Client Supplied Material



ON-SITE DATE:

November 7 and 19, 2018

## Aerial Site Plan



SOURCE:

Google Maps: Imagery ©2018 Google, Map data ©2018Google



ON-SITE DATE:

November 7 and 19, 2018

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## **Appendix C: Accessibility Review**

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**Building Office / Library: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building C Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building D: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building E: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building F: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building G: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Building G: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Girls and Boys PE/Gym: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Interior Accessible Route	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Multipurpose: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building J: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building K: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building L Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building M: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Portables: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Swimming Pool</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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## **Appendix D: Pre-Survey Questionnaire**

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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## **Appendix E: Replacement Reserves**

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Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate
D2023	Gym - Storage	Domestic Boiler, 260 - 500 MBH, Replace		22	18	4	1	EA	\$23,887.97	\$23,888				\$23,888																	\$23,888	
D2023	Boys Room	Domestic Circulator or Booster Pump, .5 HP, Replace		20	16	4	1	EA	\$3,994.85	\$3,995				\$3,995																	\$3,995	
D2023	Boys Room	Domestic Circulator or Booster Pump, .5 HP, Replace		20	16	4	1	EA	\$3,994.85	\$3,995				\$3,995																	\$3,995	
D2029	Locker rooms	Plumbing System, Domestic Supply, Replace		40	34	6	1000	SF	\$6.83	\$6,833						\$6,833															\$6,833	
D2029	Throughout	Plumbing System, Domestic Supply & Sanitary, School, Upgrade		40	31	9	30000	SF	\$45.56	\$1,366,794									\$1,366,794												\$1,366,794	
D2091	Gym - Storage	Air Compressor, 10 HP, Replace		20	18	2	1	EA	\$17,174.37	\$17,174			\$17,174																		\$17,174	
D3042	Boys/Girls PE/ Gym - Roof	Exhaust Fan, 5001 - 8500 CFM, Replace		15	5	10	1	EA	\$4,844.20	\$4,844											\$4,844										\$4,844	
D3042	Boys/Girls PE/ Gym - Roof	Exhaust Fan, 5001 - 8500 CFM, Replace		15	5	10	1	EA	\$4,844.20	\$4,844											\$4,844										\$4,844	
D3042	Boys/Girls PE/ Gym - Roof	Exhaust Fan, 5001 - 8500 CFM, Replace		15	5	10	1	EA	\$4,844.20	\$4,844											\$4,844										\$4,844	
D3042	Boys/Girls PE/ Gym - Roof	Exhaust Fan, 501 - 800 CFM, Replace		15	5	10	1	EA	\$2,047.85	\$2,048											\$2,048										\$2,048	
D3042	Boys/Girls PE/ Gym - Roof	Exhaust Fan, 801 - 1000 CFM, Replace		15	5	10	1	EA	\$2,070.30	\$2,070											\$2,070										\$2,070	
D3042	Boys/Girls PE/ Gym - Roof	Exhaust Fan, 2001 - 5000 CFM, Replace		15	5	10	1	EA	\$3,232.55	\$3,233											\$3,233										\$3,233	
D3042	Boys/Girls PE/ Gym - Roof	Exhaust Fan, 151 - 400 CFM, Replace		15	5	10	1	EA	\$1,754.45	\$1,754											\$1,754										\$1,754	
D3042	Boys/Girls PE/ Gym - Roof	Exhaust Fan, 801 - 1000 CFM, Replace		15	5	10	1	EA	\$2,070.30	\$2,070											\$2,070										\$2,070	
D3051	Gym- Snack Bar	Unit Heater, 3 - 6 kW, Replace		20	11	9	2	EA	\$2,037.64	\$4,075									\$4,075												\$4,075	
D3052	Boys/Girls PE/ Gym - Roof	Packaged Unit (RTU), 3 TON, Replace		15	12	3	1	EA	\$11,550.12	\$11,550			\$11,550								\$11,550										\$23,100	
D3068	Throughout	HVAC Controls, Building Automation System (BAS), Upgrade		20	16	4	30000	SF	\$6.27	\$188,136				\$188,136																	\$188,136	
D5012	Gym - Maintenance	Switchboard, 1600 AMP, Replace		30	21	9	1	EA	\$30,878.25	\$30,878											\$30,878										\$30,878	
D5012	Gym - Storage	Motor Control Center w/ Main Breaker, 1600 AMP, Replace		30	21	9	1	EA	\$30,744.05	\$30,744											\$30,744										\$30,744	
D5012	Gym - Storage	Secondary Transformer, 30 kVA, Replace		30	21	9	1	EA	\$7,121.04	\$7,121											\$7,121										\$7,121	
D5019	Throughout	Electrical Distribution System, School, Upgrade		40	26	14	30000	SF	\$58.24	\$1,747,278													\$1,747,278								\$1,747,278	
D5029	Boys and Girls PE/Gym	Lighting System, Interior, School, Upgrade		25	13	12	30000	SF	\$17.97	\$539,136											\$539,136										\$539,136	
D5032	Snack servery	Public Address/Announcement (PA) System, Facility Wide, Replace		20	11	9	30000	SF	\$1.74	\$52,299										\$52,299											\$52,299	
D5037	Throughout	Fire Alarm System, School, Install		20	16	4	30000	SF	\$3.66	\$109,863				\$109,863																	\$109,863	
D5038	Throughout	Security/Surveillance System, Cameras and CCTV, Install		10	7	3	30000	SF	\$5.09	\$152,685			\$152,685									\$152,685									\$152,685	
D5092	Gym - Storage	Generator, 10 - 30 kW, Replace		25	24	1	1	EA	\$35,570.11	\$35,570	\$35,570																				\$35,570	
D5092	Gym - Storage	Transfer Switch, 260 AMP, Replace		18	17	1	1	EA	\$11,996.93	\$11,997	\$11,997																	\$11,997				\$23,994
E1093	Kitchen	Commercial Kitchen, Food Warmer, Replace		15	13	2	1	EA	\$1,815.73	\$1,816		\$1,816									\$1,816										\$3,631	
E1093	Kitchen	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace		15	11	4	1	EA	\$4,979.52	\$4,980				\$4,980														\$4,980				\$9,959
E1093	Kitchen	Commercial Kitchen, Freezer, 1-Door Reach-In, Replace		15	11	4	1	EA	\$3,320.46	\$3,320				\$3,320														\$3,320				\$6,641
E1093	Kitchen	Commercial Kitchen, Food Warmer, Replace		15	6	9	4	EA	\$1,815.73	\$7,263											\$7,263											\$7,263
E2012	Snack servery	Kitchen Cabinet, Base and Wall Section, Wood, Replace		20	18	2	45	LF	\$547.13	\$24,821		\$24,821																			\$24,821	
G2047	Gymnasium	Sports Apparatus, Basketball Backstop, Replace		10	5	5	14	EA	\$11,039.70	\$154,556					\$154,556						\$154,556										\$309,112	
G2047	Gymnasium	Sports Apparatus, Scoreboard, Replace		20	13	7	4	EA	\$24,694.64	\$98,779						\$98,779																\$98,779
<b>Totals, Unescalated</b>										<b>\$8,428</b>	<b>\$57,709</b>	<b>\$69,628</b>	<b>\$212,786</b>	<b>\$402,092</b>	<b>\$177,337</b>	<b>\$57,166</b>	<b>\$176,233</b>	<b>\$0</b>	<b>\$1,567,539</b>	<b>\$40,261</b>	<b>\$19,793</b>	<b>\$554,055</b>	<b>\$188,917</b>	<b>\$3,002,648</b>	<b>\$177,337</b>	<b>\$8,951</b>	<b>\$6,128</b>	<b>\$18,336</b>	<b>\$50,493</b>	<b>\$8,428</b>	<b>\$0</b>	<b>\$6,804,282</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										<b>\$8,428</b>	<b>\$59,441</b>	<b>\$73,868</b>	<b>\$232,517</b>	<b>\$452,558</b>	<b>\$205,582</b>	<b>\$68,259</b>	<b>\$216,744</b>	<b>\$0</b>	<b>\$2,045,283</b>	<b>\$54,134</b>	<b>\$27,399</b>	<b>\$789,949</b>	<b>\$277,431</b>	<b>\$4,541,774</b>	<b>\$276,285</b>	<b>\$143,363</b>	<b>\$10,128</b>	<b>\$31,216</b>	<b>\$88,539</b>	<b>\$15,221</b>	<b>\$0</b>	<b>\$9,489,119</b>

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Junior High School / Building C

Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	5	5	5100	SF	\$3.36	\$17,129				\$17,129										\$17,129							\$34,259	
B2023	Building Exterior	Storefront, Metal-Framed Windows w/out Door(s), Replace		30	16	14	1400	SF	\$56.16	\$78,624													\$78,624								\$78,624	
B2032	Building Exterior	Exterior Door, Steel, Replace		25	9	16	1	EA	\$1,111.64	\$1,112															\$1,112						\$1,112	
B2032	Building Exterior	Exterior Door, Fiberglass, Replace		25	7	18	13	EA	\$936.39	\$12,173																\$12,173					\$12,173	
B3011	C1-8 Roof	Roof, Single-Ply TPO/PVC Membrane, Replace		20	6	14	11900	SF	\$18.64	\$221,793													\$221,793								\$221,793	
C1031	Restrooms	Toilet Partitions, Wood, Replace		20	5	15	3	EA	\$544.08	\$1,632													\$1,632								\$1,632	
C3012	Classrooms	Interior Wall Finish, Generic Surface, Prep & Paint		8	6	2	2400	SF	\$1.70	\$4,072		\$4,072								\$4,072											\$4,072	
C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace		25	19	6	380	SF	\$19.36	\$7,358					\$7,358																\$7,358	
C3012	Classrooms	Interior Wall Finish, Vinyl, Replace		15	5	10	4800	SF	\$2.66	\$12,748										\$12,748											\$12,748	
C3021	Restrooms	Interior Floor Finish, Epoxy Coating, Prep & Paint		10	6	4	250	SF	\$10.23	\$2,556				\$2,556										\$2,556							\$5,113	
C3024	Classrooms	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	9	6	7625	SF	\$5.62	\$42,822				\$42,822																	\$42,822	
C3025	Classrooms	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace		10	10	0	200	SF	\$8.49	\$1,699	\$1,699									\$1,699								\$1,699			\$5,097	





Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate								
D3052	E1-5 Roof	Packaged Unit (RTU), 6 - 7.5 TON, Replace		15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843																				\$33,686								
D3052	E1-5 Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380																				\$24,760								
D3068	Throughout	HVAC Controls, Building Automation System (BAS), Upgrade		20	16	4	4700	SF	\$6.27	\$29,475					\$29,475																			\$29,475								
D5019	Throughout	Electrical Distribution System, School, Upgrade		40	26	14	4800	SF	\$58.24	\$279,564														\$279,564										\$279,564								
D5029	Building E	Lighting System, Interior, School, Upgrade		25	13	12	4700	SF	\$17.97	\$84,465													\$84,465											\$84,465								
D5037	Throughout	Fire Alarm System, School, Install		20	16	4	4700	SF	\$3.66	\$17,212				\$17,212																				\$17,212								
D5038	Throughout	Security/Surveillance System, Cameras and CCTV, Install		10	7	3	4700	SF	\$5.09	\$23,921				\$23,921										\$23,921										\$47,841								
E2012	Classrooms	Classroom Cabinets, Base Wood, Replace		20	15	5	120	LF	\$547.13	\$65,655					\$65,655																			\$65,655								
<b>Totals, Unescalated</b>											\$0	\$0	\$4,072	\$87,494	\$72,832	\$86,434	\$0	\$8,325	\$12,748	\$236,923	\$4,072	\$7,650	\$84,465	\$51,541	\$417,538	\$2,176	\$0	\$0	\$66,981	\$7,491	\$20,779							\$1,171,522				
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$4,320	\$95,607	\$81,973	\$100,201	\$0	\$10,239	\$16,149	\$309,131	\$5,472	\$10,589	\$120,426	\$75,690	\$631,564	\$3,391	\$0	\$0	\$114,031	\$13,136	\$37,530											\$1,629,449

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Junior High School / Building F

Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate						
A1031	F4	Foundations, , Replace		40	40	0	1270	SF	\$12.21	\$15,513	\$15,513																							\$15,513						
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	6	4	5000	SF	\$3.36	\$16,794				\$16,794										\$16,794											\$33,587					
B2032	Building Exterior	Exterior Door, Fiberglass, Replace		25	6	19	10	EA	\$936.39	\$9,364																				\$0,364				\$9,364						
B3011	F1-5 Roof	Roof, Single-Ply TPO/PVC Membrane, Replace		20	6	14	8000	SF	\$18.64	\$149,105														\$149,105										\$149,105						
B3021	Roof	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace		30	16	14	4	EA	\$1,412.42	\$5,650														\$5,650										\$5,650						
C1021	Classrooms	Interior Door, Wood Solid-Core, Replace		20	9	11	4	EA	\$1,665.04	\$6,660												\$6,660												\$6,660						
C1031	Restrooms	Toilet Partitions, Wood, Replace		20	16	4	1	EA	\$544.08	\$544					\$544																			\$544						
C3012	Classrooms	Interior Wall Finish, Generic Surface, Prep & Paint		8	4	4	2400	SF	\$1.70	\$4,072				\$4,072									\$4,072								\$4,072			\$4,072						
C3012	Classrooms	Interior Wall Finish, Vinyl, Replace		15	7	8	4800	SF	\$2.66	\$12,748								\$12,748																\$12,748						
C3021	Restrooms	Interior Floor Finish, Epoxy Coating, Prep & Paint		10	7	3	250	SF	\$10.23	\$2,556				\$2,556										\$2,556										\$2,556						
C3024	Classrooms	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	10	5	3900	SF	\$5.62	\$21,902					\$21,902															\$21,902				\$21,902						
C3025	Classrooms	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace		10	7	3	800	SF	\$8.49	\$6,795				\$6,795										\$6,795										\$6,795						
C3031	Restrooms	Interior Ceiling Finish, Exposed/Generic, Prep & Paint		10	6	4	250	SF	\$2.66	\$664					\$664										\$664									\$664						
C3032	Classrooms	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		20	11	9	4700	SF	\$3.64	\$17,102										\$17,102														\$17,102						
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace		20	9	11	1	EA	\$986.27	\$986															\$986									\$986						
D2012	Restrooms	Urinal, Vitreous China, Replace		20	9	11	3	EA	\$1,396.32	\$4,189												\$4,189												\$4,189						
D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace		20	11	9	2	EA	\$1,365.72	\$2,731										\$2,731														\$2,731						
D2018	Building exterior	Drinking Fountain, Vitreous China, Replace		15	5	10	1	EA	\$2,268.62	\$2,269												\$2,269												\$2,269						
D2029	Throughout	Plumbing System, Domestic Supply & Sanitary, School, Upgrade		40	31	9	4700	SF	\$45.56	\$214,131									\$214,131															\$214,131						
D3042	F1-5 Roof	Exhaust Fan, 801 - 1000 CFM, Replace		15	4	11	1	EA	\$2,070.30	\$2,070												\$2,070												\$2,070						
D3042	F1-5 Roof	Exhaust Fan, 801 - 1000 CFM, Replace		15	4	11	1	EA	\$2,070.30	\$2,070												\$2,070												\$2,070						
D3052	F1-5 Roof	Packaged Unit (RTU), 6 - 7.5 TON, Replace		15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843																		\$16,843		\$33,686						
D3052	F1-5 Roof	Packaged Unit (RTU), 6 - 7.5 TON, Replace		15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843																		\$16,843		\$33,686						
D3052	F1-5 Roof	Packaged Unit (RTU), 6 - 7.5 TON, Replace		15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843																		\$16,843		\$33,686						
D3052	F1-5 Roof	Packaged Unit (RTU), 6 - 7.5 TON, Replace		15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843																		\$16,843		\$33,686						
D3068	Throughout	HVAC Controls, Building Automation System (BAS), Upgrade		20	16	4	4700	SF	\$6.27	\$29,475					\$29,475																			\$29,475						
D5019	Throughout	Electrical Distribution System, School, Upgrade		40	26	14	4700	SF	\$58.24	\$273,740														\$273,740										\$273,740						
D5029	Building F	Lighting System, Interior, School, Upgrade		25	13	12	4700	SF	\$17.97	\$84,465													\$84,465											\$84,465						
D5037	Throughout	Fire Alarm System, School, Install		20	16	4	4700	SF	\$3.66	\$17,212				\$17,212																				\$17,212						
D5038	Throughout	Security/Surveillance System, Cameras and CCTV, Install		10	7	3	4700	SF	\$5.09	\$23,921				\$23,921										\$23,921										\$47,841						
E2012	Classrooms	Kitchen Cabinet, Base and Wall Section, Wood, Replace		20	5	15	120	LF	\$547.13	\$65,655															\$65,655									\$65,655						
P000X	Building F	Engineer, Structural, Superstructure, Evaluate/Report		0	0	0	1	EA	\$11,700.00	\$11,700	\$11,700																							\$11,700						
<b>Totals, Unescalated</b>											\$27,213	\$0	\$0	\$100,645	\$68,760	\$21,902	\$0	\$0	\$12,748	\$233,964	\$2,269	\$15,976	\$88,536	\$33,272	\$445,952	\$65,655	\$0	\$0	\$67,372	\$9,364	\$25,974						\$1,219,604			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$27,213	\$0	\$0	\$109,977	\$77,390	\$25,391	\$0	\$0	\$16,149	\$305,270	\$3,049	\$22,115	\$126,232	\$48,862	\$674,543	\$102,289	\$0	\$0	\$114,697	\$16,420	\$46,912									\$1,716,507

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Junior High School / Building G

Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate
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Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate	
D3032	Site - Adjacent to G8	Condensing Unit/Heat Pump, 3.5 TON, Replace		15	12	3	1	EA	\$4,831.25	\$4,831																								\$9,662	
D3032	Site - Adjacent to G8	Condensing Unit/Heat Pump, 3.5 TON, Replace		15	12	3	1	EA	\$4,831.25	\$4,831				\$4,831																					\$9,662
D3032	Site - Adjacent to G8	Condensing Unit/Heat Pump, 3.5 TON, Replace		15	12	3	1	EA	\$4,831.25	\$4,831				\$4,831																					\$9,662
D3042	G1-8 Roof	Exhaust Fan, 801 - 1000 CFM, Replace		15	4	11	1	EA	\$2,070.30	\$2,070												\$2,070												\$2,070	
D3052	G1-8 Roof	Packaged Unit (RTU), 5 TON, Replace		15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150															\$13,150					\$26,300	
D3052	G1-8 Roof	Packaged Unit (RTU), 2 TON, Replace		15	12	3	1	EA	\$8,491.52	\$8,492				\$8,492															\$8,492					\$16,983	
D3052	G1-8 Roof	Packaged Unit (RTU), 5 TON, Replace		15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150															\$13,150					\$26,300	
D3052	G1-8 Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380					\$24,760	
D3052	G1-8 Roof	Packaged Unit (RTU), 6 - 7.5 TON, Replace		15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843															\$16,843					\$33,686	
D3052	G1-8 Roof	Packaged Unit (RTU), 5 TON, Replace		15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150															\$13,150					\$26,300	
D3052	G1-8 Roof	Packaged Unit (RTU), 2 TON, Replace		15	12	3	1	EA	\$8,491.52	\$8,492				\$8,492															\$8,492					\$16,983	
D3052	G1-8 Roof	Packaged Unit (RTU), 2 TON, Replace		15	12	3	1	EA	\$8,491.52	\$8,492				\$8,492															\$8,492					\$16,983	
D3052	G1-8 Roof	Packaged Unit (RTU), 8 - 10 TON, Replace		15	12	3	1	EA	\$21,708.69	\$21,709				\$21,709															\$21,709					\$43,417	
D3052	G1-8 Roof	Packaged Unit (RTU), 6 - 7.5 TON, Replace		15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843															\$16,843					\$33,686	
D3068	Throughout	HVAC Controls, Building Automation System (BAS), Upgrade		20	16	4	16000	SF	\$6.27	\$100,339				\$100,339																				\$100,339	
D5012	G2- Electrical room	Motor Control Center w/ Main Breaker, 1600 AMP, Replace		30	21	9	1	EA	\$30,744.05	\$30,744									\$30,744															\$30,744	
D5019	Throughout	Electrical Distribution System, School, Upgrade		40	26	14	16000	SF	\$58.24	\$931,882														\$931,882										\$931,882	
D5029	Building G	Lighting System, Interior, School, Upgrade		25	13	12	16000	SF	\$17.97	\$287,539												\$287,539												\$287,539	
D5037	Throughout	Fire Alarm System, School, Install		20	16	4	16000	SF	\$3.66	\$58,594				\$58,594																				\$58,594	
D5038	Throughout	Security/Surveillance System, Cameras and CCTV, Install		10	7	3	16000	SF	\$5.09	\$81,432				\$81,432									\$81,432											\$81,432	
E1093	Site - Adjacent to G6	Commercial Kitchen, Exhaust Hood, Replace		15	11	4	1	EA	\$8,858.91	\$8,859				\$8,859																				\$8,859	

<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$241,101	\$213,175	\$3,198	\$0	\$0	\$54,868	\$815,433	\$0	\$2,070	\$303,656	\$116,367	\$1,294,457	\$930	\$0	\$0	\$152,025	\$21,968	\$18,385	\$3,237,634
<b>Totals, Escalated (3.0% Inflation, compounded annually)</b>											\$0	\$0	\$0	\$263,458	\$239,930	\$3,708	\$0	\$0	\$69,506	\$1,063,955	\$0	\$2,866	\$432,941	\$170,889	\$1,957,983	\$1,448	\$0	\$0	\$258,812	\$38,522	\$33,206	\$4,537,223

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Junior High School / Building J1-J2

Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair	Estimate
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	6	4	1500	SF	\$3.36	\$5,038					\$5,038									\$5,038										\$10,076
B2023	Building Exterior	Storefront, Metal-Framed Windows w/out Door(s), Replace		30	21	9	80	SF	\$56.16	\$4,493									\$4,493															\$4,493
B2032	Building Exterior	Exterior Door, Fiberglass, Replace		25	6	19	4	EA	\$936.39	\$3,746																								\$3,746
B3011	J1-2 Roof	Roof, Single-Ply TPO/PVC Membrane, Replace		20	6	14	2700	SF	\$18.64	\$50,323														\$50,323										\$50,323
C1031	Restrooms	Toilet Partitions, Wood, Replace		20	6	14	4	EA	\$544.08	\$2,176														\$2,176										\$2,176
C3012	Classrooms	Interior Wall Finish, Generic Surface, Prep & Paint		8	5	3	500	SF	\$1.70	\$848				\$848									\$848											\$848
C3012	Throughout building	Interior Wall Finish, Generic Surface, Prep & Paint		8	5	3	600	SF	\$1.70	\$1,018				\$1,018								\$1,018												\$1,018
C3012	Classrooms	Interior Wall Finish, Vinyl, Replace		15	9	6	1500	SF	\$2.66	\$3,984						\$3,984																		\$3,984
C3021	Restrooms	Interior Floor Finish, Epoxy Coating, Prep & Paint		10	4	6	180	SF	\$10.23	\$1,841						\$1,841											\$1,841							\$1,841
C3024	Classrooms	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	9	6	2300	SF	\$5.62	\$12,917						\$12,917																		\$12,917
C3031	Restrooms	Interior Ceiling Finish, Exposed/Generic, Prep & Paint		10	6	4	180	SF	\$2.66	\$478					\$478																			\$478
C3032	Classrooms	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		20	17	3	2300	SF	\$3.64	\$8,369				\$8,369																				\$8,369
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace		20	11	9	4	EA	\$986.27	\$3,945											\$3,945													\$3,945
D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace		20	11	9	2	EA	\$1,365.72	\$2,731											\$2,731													\$2,731
D2029	Throughout	Plumbing System, Domestic Supply & Sanitary, School, Upgrade		40	31	9	2500	SF	\$45.56	\$113,900									\$113,900															\$113,900
D3052	J1-2 Roof	Packaged Unit (RTU), 3 TON, Replace		15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550															\$11,550					\$23,100
D3052	J1-2 Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380					\$24,760
D3068	Throughout	HVAC Controls, Building Automation System (BAS), Upgrade		20	16	4	2500	SF	\$6.27	\$15,678																								\$15,678
D5019	Throughout	Electrical Distribution System, School, Upgrade		40	26	14	2500	SF	\$58.24	\$145,607														\$145,607										\$145,607
D5037	Throughout	Fire Alarm System, School, Install		20	16	4	2500	SF	\$3.66	\$9,155				\$9,155																			\$9,155	
D5038	Throughout	Security/Surveillance System, Cameras and CCTV, Install		10	7	3	2500	SF	\$5.09	\$12,724				\$12,724									\$12,724											\$12,724

<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$46,889	\$30,349	\$0	\$18,741	\$0	\$0	\$125,069	\$0	\$1,866	\$0	\$12,724	\$203,622	\$0	\$1,841	\$0	\$23,930	\$5,612	\$0	\$470,643
<b>Totals, Escalated (3.0% Inflation, compounded annually)</b>											\$0	\$0	\$0	\$51,237	\$34,159	\$0	\$22,378	\$0	\$0	\$163,186	\$0	\$2,583	\$0	\$18,685	\$207,996	\$0	\$2,954	\$0	\$40,740	\$9,840	\$0	\$653,759

\* Markup/LocationFactor (1.17

Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate											
D2029	Throughout	Plumbing System, Domestic Supply & Sanitary, School, Upgrade		40	31	9	4700	SF	\$45.56	\$214,131											\$214,131												\$214,131											
D3042	K1-5 - Roof	Exhaust Fan, 401 - 500 CFM, Replace		15	4	11	1	EA	\$1,822.06	\$1,822												\$1,822												\$1,822										
D3052	K1-5 - Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380																				\$12,380	\$24,760									
D3052	K1-5 - Roof	Packaged Unit (RTU), 5 TON, Replace		15	12	3	1	EA	\$13,149.97	\$13,150																								\$13,150	\$26,300									
D3052	K1-5 - Roof	Packaged Unit (RTU), 5 TON, Replace		15	12	3	1	EA	\$13,149.97	\$13,150																								\$13,150	\$26,300									
D3052	K1-5 - Roof	Packaged Unit (RTU), 5 TON, Replace		15	12	3	1	EA	\$13,149.97	\$13,150																								\$13,150	\$26,300									
D3052	K1-5 - Roof	Packaged Unit (RTU), 5 TON, Replace		15	12	3	1	EA	\$13,149.97	\$13,150																								\$13,150	\$26,300									
D3068	Throughout	HVAC Controls, Building Automation System (BAS), Upgrade		20	16	4	4700	SF	\$6.27	\$29,475																								\$29,475	\$29,475									
D5019	Throughout	Electrical Distribution System, School, Upgrade		40	26	14	4700	SF	\$58.24	\$273,740															\$273,740									\$273,740	\$273,740									
D5029	Throughout	Lighting System, Interior, School, Upgrade		25	13	12	4700	SF	\$17.97	\$84,465																									\$84,465	\$84,465								
D5029	Throughout	Lighting System, Interior, School, Upgrade		25	13	12	4700	SF	\$17.97	\$84,465																									\$84,465	\$84,465								
D5037	Throughout	Fire Alarm System, School, Install		20	16	4	4700	SF	\$3.66	\$17,212																								\$17,212	\$17,212									
D5038	Throughout	Security/Surveillance System, Cameras and CCTV, Install		10	7	3	4700	SF	\$5.09	\$23,921																								\$23,921	\$47,841									
<b>Totals, Unescalated</b>											\$0	\$0	\$7,712	\$91,457	\$46,687	\$0	\$43,189	\$0	\$6,905	\$214,131	\$5,090	\$1,822	\$172,640	\$78,032	\$376,250	\$0	\$16,794	\$0	\$77,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,138,269					
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$8,182	\$99,838	\$52,546	\$0	\$51,570	\$0	\$8,747	\$279,392	\$6,840	\$2,522	\$246,143	\$114,593	\$569,112	\$0	\$26,949	\$0	\$132,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,598,576

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Junior High School / Building L

Uniformat Code	Location	Description	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate					
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	4	6	5100	SF	\$3.36	\$17,129																									\$17,129	\$34,259		
B2023	Building Exterior	Storefront, Metal-Framed Windows w/out Door(s), Replace		30	17	13	1600	SF	\$56.16	\$89,856																										\$89,856	\$89,856	
B2032	Building Exterior	Exterior Door, Fiberglass, Replace		25	7	18	12	EA	\$936.39	\$11,237																										\$11,237	\$11,237	
B2034	Building Exterior	Overhead Door, Steel Residential Garage 56 SF, Replace		35	17	18	1	EA	\$1,012.64	\$1,013																										\$1,013	\$1,013	
B3011	L2-9 Roof	Roof, Single-Ply TPO/PVC Membrane, Replace		20	6	14	11900	SF	\$18.64	\$221,793																									\$221,793	\$221,793		
B3016	Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace		10	4	6	300	LF	\$9.79	\$2,938																									\$2,938	\$5,876		
C1021	Classrooms	Interior Door, Wood Solid-Core, Replace		20	10	10	1	EA	\$1,665.04	\$1,665																										\$1,665	\$1,665	
C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace		25	21	4	420	SF	\$19.36	\$8,133																									\$8,133	\$8,133		
C3012	Classrooms	Interior Wall Finish, Vinyl, Replace		15	7	8	4800	SF	\$2.66	\$12,748																										\$12,748	\$12,748	
C3024	Classrooms	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	10	5	7625	SF	\$5.62	\$42,822																										\$42,822	\$85,644	
C3031	Restrooms	Interior Ceiling Finish, Exposed/Generic, Prep & Paint		10	5	5	200	SF	\$2.66	\$531																										\$531	\$1,062	
C3032	Classrooms	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		20	7	13	7625	SF	\$3.64	\$27,745																										\$27,745	\$27,745	
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace		20	9	11	2	EA	\$986.27	\$1,973																										\$1,973	\$1,973	
D2012	Restrooms	Urinal, Vitreous China, Replace		20	9	11	1	EA	\$1,396.32	\$1,396																										\$1,396	\$1,396	
D2014	Restrooms	Sink, Trough Style, Solid Surface, Vandalism Resistant, Replace		20	16	4	1	EA	\$2,728.44	\$2,728																										\$2,728	\$2,728	
D2018	Building exterior	Drinking Fountain, Vitreous China, Replace		15	7	8	1	EA	\$2,268.62	\$2,269																										\$2,269	\$2,269	
D2029	Throughout	Plumbing System, Domestic Supply & Sanitary, School, Upgrade		40	31	9	7625	SF	\$45.56	\$347,393																										\$347,393	\$347,393	
D3042	L2-9 Roof	Exhaust Fan, 151 - 400 CFM, Replace		15	4	11	1	EA	\$1,754.45	\$1,754																										\$1,754	\$1,754	
D3052	L2-9 Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380																										\$12,380	\$24,760	
D3052	L2-9 Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380																										\$12,380	\$24,760	
D3052	L2-9 Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380																										\$12,380	\$24,760	
D3052	L2-9 Roof	Packaged Unit (RTU), 3 TON, Replace		15	12	3	1	EA	\$11,550.12	\$11,550																										\$11,550	\$23,100	
D3052	L2-9 Roof	Packaged Unit (RTU), 5 TON, Replace		15	12	3	1	EA	\$13,149.97	\$13,150																											\$13,150	\$26,300
D3052	L2-9 Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380																											\$12,380	\$24,760
D3052	L2-9 Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380																											\$12,380	\$24,760
D3052	L2-9 Roof	Packaged Unit (RTU), 4 TON, Replace		15	12	3	1	EA	\$12,380.23	\$12,380																											\$12,380	\$24,760
D3068	Throughout	HVAC Controls, Building Automation System (BAS), Upgrade		20	16	4	7625	SF	\$6.27	\$47,818																										\$47,818	\$47,818	
D5019	Throughout	Electrical Distribution System, School, Upgrade		40	26	14	7625	SF	\$58.24	\$444,100																										\$444,100	\$444,100	
D5037	Throughout	Fire Alarm System, School, Install		20	16	4	7625	SF	\$3.66	\$27,924																										\$27,924	\$27,924	
D5038	Throughout	Security/Surveillance System, Cameras and CCTV, Install		10	7	3	7625	SF	\$5.09	\$38,807</																												





Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate						
B2021	Building Exterior	Window, SF, Replace	30	23	7	12	EA	\$1,018.43	\$12,221								\$12,221															\$12,221					
B2032	Building Exterior	Exterior Door, Steel, Replace	25	18	7	4	EA	\$1,111.64	\$4,447								\$4,447															\$4,447					
B3011	P3- Roof	Roof, Metal, Replace	40	21	19	1100	SF	\$14.57	\$16,023																					\$16,023	\$16,023						
B3011	P2- Roof	Roof, Metal, Replace	40	21	19	1100	SF	\$14.57	\$16,023																					\$16,023	\$16,023						
B3011	P1- Roof	Roof, Metal, Replace	40	21	19	1100	SF	\$14.57	\$16,023																					\$16,023	\$16,023						
B3011	P4- Roof	Roof, Metal, Replace	40	21	19	1100	SF	\$14.57	\$16,023																					\$16,023	\$16,023						
B3016	Portables Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	7	3	120	LF	\$9.79	\$1,175				\$1,175										\$1,175								\$2,350						
C3012	Classrooms	Interior Wall Finish, Vinyl, Replace	15	9	6	4000	SF	\$2.66	\$10,624							\$10,624																\$10,624					
C3024	Classrooms	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	4800	SF	\$5.62	\$26,957					\$26,957																\$26,957	\$53,914						
C3032	Classrooms	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	18	2	4800	SF	\$3.64	\$17,466				\$17,466																			\$17,466					
D3052	Portable 4	Heat Pump, 3.5 - 5 TON, Replace	15	12	3	1	EA	\$10,446.02	\$10,446				\$10,446																		\$10,446	\$20,892					
D3052	Portable 3	Heat Pump, 3.5 - 5 TON, Replace	15	12	3	1	EA	\$10,446.02	\$10,446				\$10,446																		\$10,446	\$20,892					
D3052	Portable 2	Heat Pump, 3.5 - 5 TON, Replace	15	12	3	1	EA	\$10,446.02	\$10,446				\$10,446																		\$10,446	\$20,892					
D3052	Portable 1	Heat Pump, 3.5 - 5 TON, Replace	15	12	3	1	EA	\$10,446.02	\$10,446				\$10,446																	\$10,446	\$20,892						
D3068	Throughout	HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	3600	SF	\$6.27	\$22,576					\$22,576																		\$22,576					
D5019	Throughout	Electrical Distribution System, School, Upgrade	40	26	14	3600	SF	\$58.24	\$209,673																						\$209,673	\$209,673					
D5022	Building exterior	Metal Halide Lighting Fixture w/ Electronic Ballast, Wall Mount, 150 W, Replace	20	16	4	4	EA	\$671.95	\$2,688					\$2,688																		\$2,688					
D5029	Throughout	Lighting System, Interior, School, Upgrade	25	13	12	3600	SF	\$17.97	\$64,696																							\$64,696					
D5037	Throughout	Fire Alarm System, School, Install	20	16	4	3600	SF	\$3.66	\$13,184					\$13,184																		\$13,184					
D5038	Throughout	Security/Surveillance System, Cameras and CCTV, Install	10	7	3	3600	SF	\$5.09	\$18,322					\$18,322																		\$18,322					
<b>Totals, Unescalated</b>																																					
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>																																					
										\$0	\$3,254	\$17,466	\$61,281	\$78,839	\$0	\$10,624	\$16,668	\$0	\$0	\$0	\$0	\$64,696	\$19,497	\$223,108	\$0	\$0	\$0	\$41,784	\$91,049	\$0	\$0	\$628,268					
										\$0	\$3,352	\$18,529	\$66,964	\$88,734	\$0	\$12,685	\$20,499	\$0	\$0	\$0	\$82,241	\$28,633	\$337,471	\$0	\$0	\$0	\$71,135	\$159,656	\$0	\$899,900							

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Junior High School / Site			Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
A1031	Pool Area	Foundations, Concrete Slab-on-Grade w/ Integral Perimeter Footings	50	46	4	2900	SF	\$15.47	\$44,855					\$44,855																		\$44,855	
B1015	Site	Exterior Stairs, Concrete, Replace	50	50	0	500	SF	\$57.26	\$28,630	\$28,630																						\$28,630	
D2021	Site	Backflow Preventer, 6 INCH, Replace	15	11	4	1	EA	\$11,147.85	\$11,148					\$11,148																	\$11,148	\$22,296	
D2021	Site	Backflow Preventer, 6 INCH, Replace	15	11	4	1	EA	\$11,147.85	\$11,148					\$11,148																		\$11,148	\$22,296
D2023	Pool - Mechanical Room	Water Filter, , Replace	15	14	1	1	EA	\$10,501.35	\$10,501				\$10,501																		\$10,501	\$21,003	
D2023	Pool - Mechanical Room	Water Filter, , Replace	15	14	1	1	EA	\$10,501.35	\$10,501				\$10,501																		\$10,501	\$21,003	
D2033	Site	Trench Drain, 12", Replace	30	28	2	40	LF	\$251.11	\$10,044				\$10,044																			\$10,044	
D2043	Pool - Mechanical Room	Sump Pump, 3 HP, Replace	15	12	3	1	EA	\$2,413.49	\$2,413					\$2,413																		\$2,413	\$4,827
D5012	Pool - Mechanical Room	Switchboard, 225 AMP, Replace	30	29	1	1	EA	\$28,978.63	\$28,979				\$28,979																				\$28,979
D5012	Site - Adjacent to GYM	Distribution Panel, 600 AMP, Replace	30	21	9	1	EA	\$11,100.78	\$11,101														\$11,101										\$11,101
D5012	Site - Adjacent to GYM	Switchboard, 2000 AMP, Replace	30	21	9	1	EA	\$34,403.10	\$34,403																								\$34,403
D5012	Site - Adjacent to GYM	Secondary Transformer, 150 KVA, Replace	30	21	9	1	EA	\$18,489.83	\$18,490																								\$18,490
D5012	Site - Adjacent to GYM	Distribution Panel, 1000 AMP, Replace	30	21	9	1	EA	\$18,283.93	\$18,284																								\$18,284
D5022	Baseball building	Metal Halide Lighting Fixture w/ Electronic Ballast, Wall Mount, 150 W, Replace	20	16	4	3	EA	\$671.95	\$2,016					\$2,016																			\$2,016
D5022	Site	LED Lighting Fixture, Basic, 20 W, Replace	20	7	13	12	EA	\$210.82	\$2,530																								\$2,530
E1099	Site	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace	20	20	0	1000	EA	\$141.57	\$141,570	\$141,570																							\$141,570
F1041	pool	Swimming Pool Lifeguard Chair, Replace	50	50	0	1	EA	\$4,317.00	\$4,317																								\$4,317
F1041	pool	Swimming Pool Plaster, Refinish	15	15	0	2500	SF	\$6.55	\$16,380																								\$16,380
F1041	pool	Swimming Pool Ladder, Replace	50	50	0	1	EA	\$1,047.57	\$1,048																								\$1,048
F1041	pool	Swimming Pool Lift Transfer Device, ADA, Replace	15	15	0	1	EA	\$11,078.73	\$11,079																								\$11,079
F1041	pool	Swimming Pool Diving Board, Replace	20	20	0	1	EA	\$3,898.46	\$3,898																								\$3,898
F1041	pool	Swimming Pool Gutter System, Replace	50	50	0	225	LF	\$533.18	\$119,966																								\$119,966
F1041	pool	Swimming Pool, Underwater Lighting, 300 W, Replace	20	20	0	6	SF	\$1,426.28	\$8,558																								\$8,558
F1041	Pool - Mechanical Room	Aquatics, 1 - 10 HP, Replace	10	9	1	1	EA	\$7,956.28	\$7,956																								\$7,956
F1041	Pool - Mechanical Room	Swimming Pool Filtration System, , Replace	15	14	1	1	EA	\$7,877.95	\$7,878																								\$7,878
F1041	Pool - Mechanical Room	Aquatics, 1 - 10 HP, Replace	10	9	1	1	EA	\$7,956.28	\$7,956																								\$7,956
F1041	Pool - Mechanical Room	Swimming Pool Heater, 750 MBH, Replace	15	14	1																												

Uniform Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate						
G2047	Site	Sports Apparatus, Basketball Backstop, Replace	10	5	5	12	EA	\$11,039.70	\$132,476						\$132,476									\$132,476							\$264,953						
G2047	Site	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (Per EA Seat)	25	5	20	2	EA	\$230.49	\$461																					\$461	\$461						
G2057	Site	Irrigation System, - Replace	25	23	2	20000	SF	\$3.70	\$73,944			\$73,944																			\$73,944						
G4021	Pool	Pole Light, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Replace	10	7	3	1	EA	\$2,628.87	\$2,629				\$2,629									\$2,629									\$5,258						
G4021	Soccer Field	Pole Light, 70 - 150 WATT, Replace/Install	20	16	4	8	EA	\$9,972.31	\$79,778					\$79,778																	\$79,778						
G4021	Parking lot	Pole Light, Exterior, 105 to 200 W LED (Fixture & Bracket Arm Only), Replace	20	4	16	4	EA	\$3,864.51	\$15,458																	\$15,458					\$15,458						
G4021	Site - Amphitheater	Pole Light, 80 - 100 WATT, Replace/Install	20	4	16	6	EA	\$3,183.57	\$19,101																\$19,101						\$19,101						
<b>Totals, Unescalated</b>										\$421,601	\$373,495	\$107,244	\$23,049	\$207,219	\$185,873	\$460,896	\$0	\$18,006	\$155,405	\$53,396	\$123,009	\$0	\$26,042	\$33,579	\$227,984	\$83,592	\$0	\$20,420	\$71,959	\$207,884			\$2,800,654				
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$421,601	\$384,700	\$113,775	\$25,186	\$233,227	\$215,478	\$550,334	\$0	\$22,810	\$202,768	\$71,760	\$170,273	\$0	\$38,244	\$50,791	\$355,192	\$134,141	\$0	\$34,763	\$126,181	\$375,461							\$3,526,685

\* Markup/LocationFactor (1.17) has been included in unit costs.

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## **Appendix F: Equipment Inventory List**

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**D10 CONVEYING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094551	D1013	Wheelchair Lift		Multipurpose/Kitchen/J3/I4	MP Room				2008		

**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094727	D2021	Backflow Preventer	6 INCH	Site	Site						
2	1094686	D2021	Backflow Preventer	6 INCH	Site	Site						
3	1094591	D2023	Domestic Boiler	260 - 500 MBH	Boys and Girls PE/Gym	Gym - Storage						
4	1094662	D2023	Domestic Circulator or Booster Pump	.5 HP	Boys and Girls PE/Gym	Boys Room						
5	1094733	D2023	Domestic Circulator or Booster Pump	.5 HP	Boys and Girls PE/Gym	Boys Room						
6	1094713	D2023	Water Filter		Site	Pool - Mechanical Room						
7	1094546	D2023	Water Filter		Site	Pool - Mechanical Room						
8	1125235	D2023	Water Heater	30 - 52 GAL	Multipurpose/Kitchen/J3/I4	Exterior of Kitchen						
9	1094708	D2023	Water Heater	5 - 15 GAL	Building M	M5 - Storage Room						
10	1094705	D2023	Water Storage Tank	1001 - 2500 GAL	Boys and Girls PE/Gym	Gym - Storage						
11	1125269	D2023	Water Storage Tank	80 - 150 GAL	Multipurpose/Kitchen/J3/I4	Exterior of Kitchen	Therma Stor	TS-II				
12	1094676	D2034	Grease Trap/Interceptor		Multipurpose/Kitchen/J3/I4	Kitchen						
13	1094707	D2043	Sump Pump	3 HP	Site	Pool - Mechanical Room						
14	1094672	D2091	Air Compressor	10 HP	Boys and Girls PE/Gym	Gym - Storage						

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094688	D3032	Condensing Unit/Heat Pump	3.5 TON	Building G	Site - Adjacent to G8						
2	1094580	D3032	Condensing Unit/Heat Pump	3.5 TON	Building G	Site - Adjacent to G8						
3	1094544	D3032	Condensing Unit/Heat Pump	3.5 TON	Building G	Site - Adjacent to G8						
4	1094695	D3032	Condensing Unit/Heat Pump	3.5 TON	Building G	Site - Adjacent to G8						
5	1094720	D3032	Condensing Unit/Heat Pump	8 - 10 TON	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
6	1094571	D3032	Ductless Split System	2.5 - 3 TON	Library/Office	Library/Office - Roof				2000		
7	1094640	D3042	Exhaust Fan	1001 - 1500 CFM	Building M	M3-7 Roof				2015		
8	1094626	D3042	Exhaust Fan	1001 - 1500 CFM	Building M	M3-7 Roof				2015		
9	1094585	D3042	Exhaust Fan	1501 - 2000 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
10	1094541	D3042	Exhaust Fan	151 - 400 CFM	Building C	C1-8 Roof				2015		
11	1094711	D3042	Exhaust Fan	151 - 400 CFM	Building L	L2-9 Roof				2015		
12	1094674	D3042	Exhaust Fan	151 - 400 CFM	Building E	E1-5 Roof				2015		
13	1094621	D3042	Exhaust Fan	151 - 400 CFM	Building M	M3-7 Roof				2015		
14	1094579	D3042	Exhaust Fan	151 - 400 CFM	Building M	M3-7 Roof				2015		
15	1094658	D3042	Exhaust Fan	151 - 400 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
16	1094643	D3042	Exhaust Fan	151 - 400 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
17	1094545	D3042	Exhaust Fan	151 - 400 CFM	Building E	E1-5 Roof				2015		
18	1094606	D3042	Exhaust Fan	151 - 400 CFM	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
19	1094673	D3042	Exhaust Fan	151 - 400 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
20	1094703	D3042	Exhaust Fan	2001 - 5000 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
21	1094634	D3042	Exhaust Fan	2001 - 5000 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
22	1094555	D3042	Exhaust Fan	2001 - 5000 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
23	1094684	D3042	Exhaust Fan	2001 - 5000 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
24	1094573	D3042	Exhaust Fan	2001 - 5000 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
25	1094712	D3042	Exhaust Fan	2001 - 5000 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
26	1094735	D3042	Exhaust Fan	2001 - 5000 CFM	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
27	1094710	D3042	Exhaust Fan	2001 - 5000 CFM	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
28	1094730	D3042	Exhaust Fan	401 - 500 CFM	Building D	D1-6 Roof				2015		
29	1094543	D3042	Exhaust Fan	401 - 500 CFM	Building C	C1-8 Roof				2015		
30	1094666	D3042	Exhaust Fan	401 - 500 CFM	Building K	K1-5 - Roof				2015		
31	1094723	D3042	Exhaust Fan	5001 - 8500 CFM	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
32	1094709	D3042	Exhaust Fan	5001 - 8500 CFM	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
33	1094725	D3042	Exhaust Fan	5001 - 8500 CFM	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
34	1094652	D3042	Exhaust Fan	5001 - 8500 CFM	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
35	1094582	D3042	Exhaust Fan	501 - 800 CFM	Library/Office	Library/Office - Roof				2015		
36	1094599	D3042	Exhaust Fan	501 - 800 CFM	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
37	1094734	D3042	Exhaust Fan	501 - 800 CFM	Library/Office	Library/Office - Roof				2015		
38	1094717	D3042	Exhaust Fan	501 - 800 CFM	Library/Office	Library/Office - Roof				2015		
39	1094636	D3042	Exhaust Fan	801 - 1000 CFM	Building D	D1-6 Roof				2015		
40	1094586	D3042	Exhaust Fan	801 - 1000 CFM	Building G	G1-8 Roof				2015		
41	1094593	D3042	Exhaust Fan	801 - 1000 CFM	Building E	E1-5 Roof				2015		
42	1094548	D3042	Exhaust Fan	801 - 1000 CFM	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
43	1094559	D3042	Exhaust Fan	801 - 1000 CFM	Building F	F1-5 Roof				2015		
44	1094651	D3042	Exhaust Fan	801 - 1000 CFM	Building F	F1-5 Roof				2015		
45	1094569	D3042	Exhaust Fan	801 - 1000 CFM	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
46	1094628	D3042	Exhaust Fan	801 - 1000 CFM	Building E	E1-5 Roof				2015		
47	1103841	D3051	Unit Heater		Building D	D5						
48	1094687	D3051	Unit Heater	3 - 6 kW	Boys and Girls PE/Gym	Gym- Snack Bar						2
49	1094728	D3051	Unit Heater	361 - 600 MBH	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
50	1094718	D3051	Unit Heater	361 - 600 MBH	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
51	1094630	D3051	Unit Heater	361 - 600 MBH	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
52	1094609	D3051	Unit Heater	361 - 600 MBH	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
53	1094697	D3051	Unit Heater	361 - 600 MBH	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		

54	1094689	D3051	Unit Heater	361 - 600 MBH	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					2014
55	1094698	D3051	Unit Heater	601 - 900 MBH	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					2014
56	1094602	D3052	Heat Pump	3.5 - 5 TON	Portables	Portable 4					
57	1094633	D3052	Heat Pump	3.5 - 5 TON	Portables	Portable 3					
58	1094724	D3052	Heat Pump	3.5 - 5 TON	Portables	Portable 1					
59	1094667	D3052	Heat Pump	3.5 - 5 TON	Portables	Portable 2					
60	1094566	D3052	Packaged Unit (RTU)	11 - 12.5 TON	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					
61	1094614	D3052	Packaged Unit (RTU)	13 - 15 TON	Library/Office	Library/Office - Roof					2000
62	1094679	D3052	Packaged Unit (RTU)	2 TON	Building G	G1-8 Roof					2000
63	1094564	D3052	Packaged Unit (RTU)	2 TON	Building G	G1-8 Roof					2000
64	1094600	D3052	Packaged Unit (RTU)	2 TON	Building G	G1-8 Roof					2000
65	1094558	D3052	Packaged Unit (RTU)	2.5 TON	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					
66	1094553	D3052	Packaged Unit (RTU)	2.5 TON	Library/Office	Library/Office - Roof					2000
67	1094706	D3052	Packaged Unit (RTU)	2.5 TON	Building M	M3-7 Roof					2000
68	1094601	D3052	Packaged Unit (RTU)	2.5 TON	Library/Office	Library/Office - Roof					2000
69	1094632	D3052	Packaged Unit (RTU)	3 - 3.5 TON	Building C	C1-8 Roof					2000
70	1094693	D3052	Packaged Unit (RTU)	3 TON	Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof					
71	1094610	D3052	Packaged Unit (RTU)	3 TON	Building L	L2-9 Roof					2000
72	1094638	D3052	Packaged Unit (RTU)	3 TON	Building J1-J2	J1-2 Roof					
73	1094704	D3052	Packaged Unit (RTU)	3 TON	Library/Office	Library/Office - Roof					2000
74	1094607	D3052	Packaged Unit (RTU)	4 TON	Building L	L2-9 Roof					2000
75	1094615	D3052	Packaged Unit (RTU)	4 TON	Building C	C1-8 Roof					2000
76	1094574	D3052	Packaged Unit (RTU)	4 TON	Building L	L2-9 Roof					2000
77	1094570	D3052	Packaged Unit (RTU)	4 TON	Building C	C1-8 Roof					2000
78	1094550	D3052	Packaged Unit (RTU)	4 TON	Building C	C1-8 Roof					2000
79	1094647	D3052	Packaged Unit (RTU)	4 TON	Building L	L2-9 Roof					2000
80	1094680	D3052	Packaged Unit (RTU)	4 TON	Building L	L2-9 Roof					2000
81	1094645	D3052	Packaged Unit (RTU)	4 TON	Building K	K1-5 - Roof					2000
82	1094654	D3052	Packaged Unit (RTU)	4 TON	Building M	M3-7 Roof					2000
83	1094681	D3052	Packaged Unit (RTU)	4 TON	Building L	L2-9 Roof					2000
84	1094699	D3052	Packaged Unit (RTU)	4 TON	Building C	C1-8 Roof					2000
85	1094587	D3052	Packaged Unit (RTU)	4 TON	Building G	G1-8 Roof					2000
86	1094578	D3052	Packaged Unit (RTU)	4 TON	Building D	D1-6 Roof					2000
87	1094565	D3052	Packaged Unit (RTU)	4 TON	Building D	D1-6 Roof					2000
88	1094612	D3052	Packaged Unit (RTU)	4 TON	Building C	C1-8 Roof					2000
89	1094598	D3052	Packaged Unit (RTU)	4 TON	Building C	C1-8 Roof					2000
90	1094577	D3052	Packaged Unit (RTU)	4 TON	Building C	C1-8 Roof					2000
91	1094557	D3052	Packaged Unit (RTU)	4 TON	Building E	E1-5 Roof					2000
92	1094618	D3052	Packaged Unit (RTU)	4 TON	Building L	L2-9 Roof					2000
93	1094583	D3052	Packaged Unit (RTU)	4 TON	Building M	M3-7 Roof					2000
94	1094691	D3052	Packaged Unit (RTU)	4 TON	Building M	M3-7 Roof					2000
95	1094562	D3052	Packaged Unit (RTU)	4 TON	Building J1-J2	J1-2 Roof					2000
96	1094594	D3052	Packaged Unit (RTU)	4 TON	Building M	M3-7 Roof					2000
97	1094714	D3052	Packaged Unit (RTU)	4 TON	Building L	L2-9 Roof					2000
98	1094650	D3052	Packaged Unit (RTU)	5 TON	Building G	G1-8 Roof					2000
99	1094554	D3052	Packaged Unit (RTU)	5 TON	Building G	G1-8 Roof					2000
100	1094644	D3052	Packaged Unit (RTU)	5 TON	Building K	K1-5 - Roof					2000
101	1094639	D3052	Packaged Unit (RTU)	5 TON	Building L	L2-9 Roof					2000
102	1094540	D3052	Packaged Unit (RTU)	5 TON	Building D	D1-6 Roof					2000
103	1094696	D3052	Packaged Unit (RTU)	5 TON	Building M	M3-7 Roof					2000
104	1094611	D3052	Packaged Unit (RTU)	5 TON	Building M	M3-7 Roof					2000
105	1094659	D3052	Packaged Unit (RTU)	5 TON	Building D	D1-6 Roof					2000
106	1094722	D3052	Packaged Unit (RTU)	5 TON	Building K	K1-5 - Roof					2000
107	1094715	D3052	Packaged Unit (RTU)	5 TON	Building G	G1-8 Roof					2000
108	1094675	D3052	Packaged Unit (RTU)	5 TON	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					2014
109	1094622	D3052	Packaged Unit (RTU)	5 TON	Building K	K1-5 - Roof					2000
110	1094616	D3052	Packaged Unit (RTU)	5 TON	Building K	K1-5 - Roof					2000
111	1094631	D3052	Packaged Unit (RTU)	5 TON	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					2014
112	1094661	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					
113	1094641	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building E	E1-5 Roof					2000
114	1094646	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building F	F1-5 Roof					2000
115	1094669	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Library/Office	Library/Office - Roof					2000
116	1094719	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building F	F1-5 Roof					2000
117	1094682	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					
118	1094605	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building E	E1-5 Roof					2000
119	1094539	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building E	E1-5 Roof					2000
120	1094608	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building G	G1-8 Roof					2000
121	1094623	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building D	D1-6 Roof					2000
122	1094575	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building F	F1-5 Roof					2000
123	1094664	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building F	F1-5 Roof					2000
124	1094678	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Building G	G1-8 Roof					2000
125	1094702	D3052	Packaged Unit (RTU)	8 - 10 TON	Building G	G1-8 Roof					2000

**D40 FIRE PROTECTION**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094665	D4091	Fire Suppression System		Multipurpose/Kitchen/J3/I4	Kitchen						

**D50 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
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1	1094685	D5012	Distribution Panel	1000 AMP	Site	Site - Adjacent to GYM				1998		
2	1094732	D5012	Distribution Panel	600 AMP	Site	Site - Adjacent to GYM				1998		
3	1094648	D5012	Motor Control Center w/ Main Breaker	1600 AMP	Boys and Girls PE/Gym	Gym - Storage						
4	1094595	D5012	Motor Control Center w/ Main Breaker	1600 AMP	Building C	C9						
5	1094603	D5012	Motor Control Center w/ Main Breaker	1600 AMP	Building G	G2- Electrical room						
6	1094568	D5012	Secondary Transformer	113 kVA	Building D	D7				1998		
7	1094683	D5012	Secondary Transformer	150 kVA	Site	Site - Adjacent to GYM				1998		
8	1094660	D5012	Secondary Transformer	30 kVA	Boys and Girls PE/Gym	Gym - Storage						
9	1094731	D5012	Switchboard	1600 AMP	Boys and Girls PE/Gym	Gym - Maintenance				1998		
10	1094620	D5012	Switchboard	2000 AMP	Site	Site - Adjacent to GYM				1998		
11	1094653	D5012	Switchboard	225 AMP	Site	Pool - Mechanical Room						
12	1094625	D5012	Switchboard	800 AMP	Multipurpose/Kitchen/J3/I4	Kitchen				1998		
13	1094596	D5012	Transfer Switch	260 AMP	Boys and Girls PE/Gym	Gym - Storage						
14	1135717	D5022	LED Lighting Fixture		Site	Building exterior						12
15	1135715	D5022	Metal Halide Lighting Fixture w/ Electronic Ballast		Portables	Building exterior						4
16	1135716	D5022	Metal Halide Lighting Fixture w/ Electronic Ballast		Site	Baseball building						3
17	1094694	D5037	Fire Alarm Control Panel		Library/Office	Library/Office						
18	1094700	D5092	Generator	10 - 30 kW	Boys and Girls PE/Gym	Gym - Storage						

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1125242	E1093	Commercial Convection Oven, Double		Multipurpose/Kitchen/J3/I4	Kitchen						2
2	1125248	E1093	Commercial Dishwasher		Multipurpose/Kitchen/J3/I4	Kitchen						
3	1125263	E1093	Commercial Exhaust Hood		Multipurpose/Kitchen/J3/I4	Kitchen						
4	1094552	E1093	Commercial Exhaust Hood		Building G	Site - Adjacent to G6						
5	1124877	E1093	Commercial Food Warmer		Boys and Girls PE/Gym	Kitchen						4
6	1124840	E1093	Commercial Food Warmer		Boys and Girls PE/Gym	Kitchen						
7	1125236	E1093	Commercial Food Warmer		Multipurpose/Kitchen/J3/I4	Kitchen						
8	1124879	E1093	Commercial Freezer, 1-Door Reach-In		Boys and Girls PE/Gym	Kitchen						
9	1125244	E1093	Commercial Range/Oven, 4-Burner		Multipurpose/Kitchen/J3/I4	Kitchen	Garland					
10	1124860	E1093	Commercial Refrigerator, 2-Door Reach-In		Boys and Girls PE/Gym	Kitchen						
11	1125251	E1093	Commercial Walk-In Freezer		Multipurpose/Kitchen/J3/I4	Kitchen	Bally Engineered Structures					
12	1125261	E1093	Commercial Walk-In Refrigerator		Multipurpose/Kitchen/J3/I4	Kitchen	Russell					
13	1125260	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Multipurpose/Kitchen/J3/I4	Kitchen						
14	1125265	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Multipurpose/Kitchen/J3/I4	Kitchen						
15	1125267	E1093	Commercial Food Warmer		Multipurpose/Kitchen/J3/I4	Kitchen	FWE	UHS-12ET	175243001	2014		
16	1125266	E1093	Commercial Food Warmer		Multipurpose/Kitchen/J3/I4	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found			

**F10 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094701	F1041	Aquatics	1 - 10 HP	Site	Pool - Mechanical Room						
2	1094649	F1041	Aquatics	1 - 10 HP	Site	Pool - Mechanical Room						
3	1135570	F1041	Swimming Pool		Site	pool						6
4	1126443	F1041	Swimming Pool Cover		Site	Site						
5	1135564	F1041	Swimming Pool Diving Board		Site	pool						
6	1094635	F1041	Swimming Pool Filtration System		Site	Pool - Mechanical Room						
7	1094567	F1041	Swimming Pool Heater	750 MBH	Site	Pool - Mechanical Room						
8	1135566	F1041	Swimming Pool Ladder		Site	pool						
9	1135567	F1041	Swimming Pool Lifeguard Chair		Site	pool						
10	1135568	F1041	Swimming Pool Lift Transfer Device		Site	pool						

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1135714	G4021	Pole Light		Site	Parking lot						4
2	1135713	G4021	Pole Light		Site	Pool						
3	1094668	G4021	Pole Light	70 - 150 WATT	Site	Soccer Field						8
4	1094549	G4021	Pole Light	80 - 100 WATT	Site	Site - Amphitheater				2015		6

**D10 CONVEYING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094551	D1013	<b>Wheelchair Lift</b>		Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP Room				2008		

**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094727	D2021	<b>Backflow Preventer</b>	6 INCH	Newark Junior High School / Site	Site						
2	1094686	D2021	<b>Backflow Preventer</b>	6 INCH	Newark Junior High School / Site	Site						
3	1094591	D2023	<b>Domestic Boiler</b>	260 - 500 MBH	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage						
4	1094662	D2023	<b>Domestic Circulator or Booster Pump</b>	.5 HP	Newark Junior High School / Boys and Girls PE/Gym	Boys Room						
5	1094733	D2023	<b>Domestic Circulator or Booster Pump</b>	.5 HP	Newark Junior High School / Boys and Girls PE/Gym	Boys Room						
6	1094713	D2023	<b>Water Filter</b>		Newark Junior High School / Site	Pool - Mechanical Room						
7	1094546	D2023	<b>Water Filter</b>		Newark Junior High School / Site	Pool - Mechanical Room						
8	1125235	D2023	<b>Water Heater</b>	30 - 52 GAL	Newark Junior High School / Multipurpose/Kitchen/J3/I4	Exterior of Kitchen						
9	1094708	D2023	<b>Water Heater</b>	5 - 15 GAL	Newark Junior High School / Building M	M5 - Storage Room						
10	1094705	D2023	<b>Water Storage Tank</b>	1001 - 2500 GAL	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage						
11	1125269	D2023	<b>Water Storage Tank</b>	80 - 150 GAL	Newark Junior High School / Multipurpose/Kitchen/J3/I4	Exterior of Kitchen	Therma Stor	TS-II				
12	1094676	D2034	<b>Grease Trap/Interceptor</b>		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen						
13	1094707	D2043	<b>Sump Pump</b>	3 HP	Newark Junior High School / Site	Pool - Mechanical Room						
14	1094672	D2091	<b>Air Compressor</b>	10 HP	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage						

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094688	D3032	<b>Condensing Unit/Heat Pump</b>	3.5 TON	Newark Junior High School / Building G	Site - Adjacent to G8						
2	1094580	D3032	<b>Condensing Unit/Heat Pump</b>	3.5 TON	Newark Junior High School / Building G	Site - Adjacent to G8						
3	1094544	D3032	<b>Condensing Unit/Heat Pump</b>	3.5 TON	Newark Junior High School / Building G	Site - Adjacent to G8						
4	1094695	D3032	<b>Condensing Unit/Heat Pump</b>	3.5 TON	Newark Junior High School / Building G	Site - Adjacent to G8						
5	1094720	D3032	<b>Condensing Unit/Heat Pump</b>	8 - 10 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
6	1094571	D3032	<b>Ductless Split System</b>	2.5 - 3 TON	Newark Junior High School / Library/Office	Library/Office - Roof				2000		
7	1094640	D3042	<b>Exhaust Fan</b>	1001 - 1500 CFM	Newark Junior High School / Building M	M3-7 Roof				2015		
8	1094626	D3042	<b>Exhaust Fan</b>	1001 - 1500 CFM	Newark Junior High School / Building M	M3-7 Roof				2015		
9	1094585	D3042	<b>Exhaust Fan</b>	1501 - 2000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
10	1094541	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building C	C1-8 Roof				2015		
11	1094711	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building L	L2-9 Roof				2015		
12	1094674	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building E	E1-5 Roof				2015		
13	1094621	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building M	M3-7 Roof				2015		
14	1094579	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building M	M3-7 Roof				2015		
15	1094658	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
16	1094643	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
17	1094545	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Building E	E1-5 Roof				2015		
18	1094606	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
19	1094673	D3042	<b>Exhaust Fan</b>	151 - 400 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
20	1094703	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
21	1094634	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
22	1094555	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
23	1094684	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
24	1094573	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2015		
25	1094712	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
26	1094735	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
27	1094710	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
28	1094730	D3042	<b>Exhaust Fan</b>	401 - 500 CFM	Newark Junior High School / Building D	D1-6 Roof				2015		
29	1094543	D3042	<b>Exhaust Fan</b>	401 - 500 CFM	Newark Junior High School / Building C	C1-8 Roof				2015		
30	1094666	D3042	<b>Exhaust Fan</b>	401 - 500 CFM	Newark Junior High School / Building K	K1-5 - Roof				2015		
31	1094723	D3042	<b>Exhaust Fan</b>	5001 - 8500 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
32	1094709	D3042	<b>Exhaust Fan</b>	5001 - 8500 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
33	1094725	D3042	<b>Exhaust Fan</b>	5001 - 8500 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
34	1094652	D3042	<b>Exhaust Fan</b>	5001 - 8500 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
35	1094582	D3042	<b>Exhaust Fan</b>	501 - 800 CFM	Newark Junior High School / Library/Office	Library/Office - Roof				2015		
36	1094599	D3042	<b>Exhaust Fan</b>	501 - 800 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
37	1094734	D3042	<b>Exhaust Fan</b>	501 - 800 CFM	Newark Junior High School / Library/Office	Library/Office - Roof				2015		
38	1094717	D3042	<b>Exhaust Fan</b>	501 - 800 CFM	Newark Junior High School / Library/Office	Library/Office - Roof				2015		
39	1094636	D3042	<b>Exhaust Fan</b>	801 - 1000 CFM	Newark Junior High School / Building D	D1-6 Roof				2015		
40	1094586	D3042	<b>Exhaust Fan</b>	801 - 1000 CFM	Newark Junior High School / Building G	G1-8 Roof				2015		
41	1094593	D3042	<b>Exhaust Fan</b>	801 - 1000 CFM	Newark Junior High School / Building E	E1-5 Roof				2015		
42	1094548	D3042	<b>Exhaust Fan</b>	801 - 1000 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
43	1094559	D3042	<b>Exhaust Fan</b>	801 - 1000 CFM	Newark Junior High School / Building F	F1-5 Roof				2015		
44	1094651	D3042	<b>Exhaust Fan</b>	801 - 1000 CFM	Newark Junior High School / Building F	F1-5 Roof				2015		
45	1094569	D3042	<b>Exhaust Fan</b>	801 - 1000 CFM	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof				2014		
46	1094628	D3042	<b>Exhaust Fan</b>	801 - 1000 CFM	Newark Junior High School / Building E	E1-5 Roof				2015		
47	1103841	D3051	<b>Unit Heater</b>		Newark Junior High School / Building D	D5						
48	1094687	D3051	<b>Unit Heater</b>	3 - 6 kW	Newark Junior High School / Boys and Girls PE/Gym	Gym- Snack Bar						
49	1094728	D3051	<b>Unit Heater</b>	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
50	1094718	D3051	<b>Unit Heater</b>	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
51	1094630	D3051	<b>Unit Heater</b>	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
52	1094609	D3051	<b>Unit Heater</b>	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
53	1094697	D3051	<b>Unit Heater</b>	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		

54	1094689	D3051	Unit Heater	361 - 600 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
55	1094698	D3051	Unit Heater	601 - 900 MBH	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof				2014		
56	1094602	D3052	Heat Pump	3.5 - 5 TON	Newark Junior High School / Portables	Portable 4						
57	1094633	D3052	Heat Pump	3.5 - 5 TON	Newark Junior High School / Portables	Portable 3						
58	1094724	D3052	Heat Pump	3.5 - 5 TON	Newark Junior High School / Portables	Portable 1						
59	1094667	D3052	Heat Pump	3.5 - 5 TON	Newark Junior High School / Portables	Portable 2						
60	1094566	D3052	Packaged Unit (RTU)	11 - 12.5 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof						
61	1094614	D3052	Packaged Unit (RTU)	13 - 15 TON	Newark Junior High School / Library/Office	Library/Office - Roof					2000	
62	1094679	D3052	Packaged Unit (RTU)	2 TON	Newark Junior High School / Building G	G1-8 Roof					2000	
63	1094564	D3052	Packaged Unit (RTU)	2 TON	Newark Junior High School / Building G	G1-8 Roof					2000	
64	1094600	D3052	Packaged Unit (RTU)	2 TON	Newark Junior High School / Building G	G1-8 Roof					2000	
65	1094558	D3052	Packaged Unit (RTU)	2.5 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof						
66	1094553	D3052	Packaged Unit (RTU)	2.5 TON	Newark Junior High School / Library/Office	Library/Office - Roof					2000	
67	1094706	D3052	Packaged Unit (RTU)	2.5 TON	Newark Junior High School / Building M	M3-7 Roof					2000	
68	1094601	D3052	Packaged Unit (RTU)	2.5 TON	Newark Junior High School / Library/Office	Library/Office - Roof					2000	
69	1094632	D3052	Packaged Unit (RTU)	3 - 3.5 TON	Newark Junior High School / Building C	C1-8 Roof					2000	
70	1094693	D3052	Packaged Unit (RTU)	3 TON	Newark Junior High School / Boys and Girls PE/Gym	Boys/Girls PE/ Gym - Roof						
71	1094610	D3052	Packaged Unit (RTU)	3 TON	Newark Junior High School / Building L	L2-9 Roof					2000	
72	1094638	D3052	Packaged Unit (RTU)	3 TON	Newark Junior High School / Building J1-J2	J1-2 Roof						
73	1094704	D3052	Packaged Unit (RTU)	3 TON	Newark Junior High School / Library/Office	Library/Office - Roof					2000	
74	1094607	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof					2000	
75	1094615	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof					2000	
76	1094574	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof					2000	
77	1094570	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof					2000	
78	1094550	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof					2000	
79	1094647	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof					2000	
80	1094680	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof					2000	
81	1094645	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building K	K1-5 - Roof					2000	
82	1094654	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building M	M3-7 Roof					2000	
83	1094681	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof					2000	
84	1094699	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof					2000	
85	1094587	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building G	G1-8 Roof					2000	
86	1094578	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building D	D1-6 Roof					2000	
87	1094565	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building D	D1-6 Roof					2000	
88	1094612	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof					2000	
89	1094598	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof					2000	
90	1094577	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building C	C1-8 Roof					2000	
91	1094557	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building E	E1-5 Roof					2000	
92	1094618	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof					2000	
93	1094583	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building M	M3-7 Roof					2000	
94	1094691	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building M	M3-7 Roof					2000	
95	1094562	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building J1-J2	J1-2 Roof					2000	
96	1094594	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building M	M3-7 Roof					2000	
97	1094714	D3052	Packaged Unit (RTU)	4 TON	Newark Junior High School / Building L	L2-9 Roof					2000	
98	1094650	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building G	G1-8 Roof					2000	
99	1094554	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building G	G1-8 Roof					2000	
100	1094644	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building K	K1-5 - Roof					2000	
101	1094639	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building L	L2-9 Roof					2000	
102	1094540	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building D	D1-6 Roof					2000	
103	1094696	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building M	M3-7 Roof					2000	
104	1094611	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building M	M3-7 Roof					2000	
105	1094659	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building D	D1-6 Roof					2000	
106	1094722	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building K	K1-5 - Roof					2000	
107	1094715	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building G	G1-8 Roof					2000	
108	1094675	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					2014	
109	1094622	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building K	K1-5 - Roof					2000	
110	1094616	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Building K	K1-5 - Roof					2000	
111	1094631	D3052	Packaged Unit (RTU)	5 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof					2014	
112	1094661	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof						
113	1094641	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building E	E1-5 Roof					2000	
114	1094646	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building F	F1-5 Roof					2000	
115	1094669	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Library/Office	Library/Office - Roof					2000	
116	1094719	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building F	F1-5 Roof					2000	
117	1094682	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Multipurpose/Kitchen/J3/I4	MP/Kitchen/J3/I4 - Roof						
118	1094605	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building E	E1-5 Roof					2000	
119	1094539	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building E	E1-5 Roof					2000	
120	1094608	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building G	G1-8 Roof					2000	
121	1094623	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building D	D1-6 Roof					2000	
122	1094575	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building F	F1-5 Roof					2000	
123	1094664	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building F	F1-5 Roof					2000	
124	1094678	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Junior High School / Building G	G1-8 Roof					2000	
125	1094702	D3052	Packaged Unit (RTU)	8 - 10 TON	Newark Junior High School / Building G	G1-8 Roof					2000	

#### D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094665	D4091	Fire Suppression System		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen						

#### D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
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1	1094685	D5012	Distribution Panel	1000 AMP	Newark Junior High School / Site	Site - Adjacent to GYM					1998
2	1094732	D5012	Distribution Panel	600 AMP	Newark Junior High School / Site	Site - Adjacent to GYM					1998
3	1094648	D5012	Motor Control Center w/ Main Breaker	1600 AMP	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage					
4	1094595	D5012	Motor Control Center w/ Main Breaker	1600 AMP	Newark Junior High School / Building C	C9					
5	1094603	D5012	Motor Control Center w/ Main Breaker	1600 AMP	Newark Junior High School / Building G	G2- Electrical room					
6	1094568	D5012	Secondary Transformer	113 kVA	Newark Junior High School / Building D	D7					1998
7	1094683	D5012	Secondary Transformer	150 kVA	Newark Junior High School / Site	Site - Adjacent to GYM					1998
8	1094660	D5012	Secondary Transformer	30 kVA	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage					
9	1094731	D5012	Switchboard	1600 AMP	Newark Junior High School / Boys and Girls PE/Gym	Gym - Maintenance					1998
10	1094620	D5012	Switchboard	2000 AMP	Newark Junior High School / Site	Site - Adjacent to GYM					1998
11	1094653	D5012	Switchboard	225 AMP	Newark Junior High School / Site	Pool - Mechanical Room					
12	1094625	D5012	Switchboard	800 AMP	Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen					1998
13	1094596	D5012	Transfer Switch	260 AMP	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage					
14	1135717	D5022	LED Lighting Fixture		Newark Junior High School / Site	Building exterior					12
15	1135715	D5022	Metal Halide Lighting Fixture w/ Electronic Ballast		Newark Junior High School / Portables	Building exterior					4
16	1135716	D5022	Metal Halide Lighting Fixture w/ Electronic Ballast		Newark Junior High School / Site	Baseball building					3
17	1094694	D5037	Fire Alarm Control Panel		Newark Junior High School / Library/Office	Library/Office					
18	1094700	D5092	Generator	10 - 30 kW	Newark Junior High School / Boys and Girls PE/Gym	Gym - Storage					

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1125242	E1093	Commercial Convection Oven, Double		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen						2
2	1125248	E1093	Commercial Dishwasher		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen						
3	1125263	E1093	Commercial Exhaust Hood		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen						
4	1094552	E1093	Commercial Exhaust Hood		Newark Junior High School / Building G	Site - Adjacent to G6						
5	1124877	E1093	Commercial Food Warmer		Newark Junior High School / Boys and Girls PE/Gym	Kitchen						4
6	1124840	E1093	Commercial Food Warmer		Newark Junior High School / Boys and Girls PE/Gym	Kitchen						
7	1125236	E1093	Commercial Food Warmer		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen						
8	1124879	E1093	Commercial Freezer, 1-Door Reach-In		Newark Junior High School / Boys and Girls PE/Gym	Kitchen						
9	1125244	E1093	Commercial Range/Oven, 4-Burner		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	Garland					
10	1124860	E1093	Commercial Refrigerator, 2-Door Reach-In		Newark Junior High School / Boys and Girls PE/Gym	Kitchen						
11	1125251	E1093	Commercial Walk-In Freezer		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	Bally Engineered Structures					
12	1125261	E1093	Commercial Walk-In Refrigerator		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	Russell					
13	1125260	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen						
14	1125265	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen						
15	1125267	E1093	Commercial Food Warmer		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	FWE	UHS-12ET	175243001	2014		
16	1125266	E1093	Commercial Food Warmer		Newark Junior High School / Multipurpose/Kitchen/J3/I4	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found			

**F10 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1094701	F1041	Aquatics	1 - 10 HP	Newark Junior High School / Site	Pool - Mechanical Room						
2	1094649	F1041	Aquatics	1 - 10 HP	Newark Junior High School / Site	Pool - Mechanical Room						
3	1135570	F1041	Swimming Pool		Newark Junior High School / Site	pool						6
4	1126443	F1041	Swimming Pool Cover		Newark Junior High School / Site	Site						
5	1135564	F1041	Swimming Pool Diving Board		Newark Junior High School / Site	pool						
6	1094635	F1041	Swimming Pool Filtration System		Newark Junior High School / Site	Pool - Mechanical Room						
7	1094567	F1041	Swimming Pool Heater	750 MBH	Newark Junior High School / Site	Pool - Mechanical Room						
8	1135566	F1041	Swimming Pool Ladder		Newark Junior High School / Site	pool						
9	1135567	F1041	Swimming Pool Lifeguard Chair		Newark Junior High School / Site	pool						
10	1135568	F1041	Swimming Pool Lift Transfer Device		Newark Junior High School / Site	pool						

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1135714	G4021	Pole Light		Newark Junior High School / Site	Parking lot						4
2	1135713	G4021	Pole Light		Newark Junior High School / Site	Pool						
3	1094668	G4021	Pole Light	70 - 150 WATT	Newark Junior High School / Site	Soccer Field						8
4	1094549	G4021	Pole Light	80 - 100 WATT	Newark Junior High School / Site	Site - Amphitheater				2015		6

# FACILITY CONDITION ASSESSMENT

Prepared for  
AEDIS

Newark School District  
5715 Musick Avenue  
Newark, California 94560



FACILITY CONDITION ASSESSMENT  
OF  
NEWARK MEMORIAL HIGH SCHOOL  
39375 CEDAR BOULEVARD  
NEWARK, CALIFORNIA 94560

## PREPARED BY:

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## EMG PROJECT #:

130098.18R000-011.354

## DATE OF REPORT:

August 14, 2019

## ON SITE DATE:

November 11, 2018  
January 3 and 4, 2019

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# 1. Executive Summary

## Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	39375 Cedar Boulevard, Newark, California 94560
Site Developed	Original construction date unknown Additions were made in 2002, 2004 and 2012
Number of Buildings	Ten buildings and 12 portables
Date(s) of Visit	November 11, 2018 January 3 and 4, 2019
Management Point of Contact	Andrew Seymour, Project Architect 408-307-7772 phone aseymour@aedisarchitects.com email
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matt Anderson Program Manager manderson@emgcorp.com 800.733.0660 x7613

Building Summary			
Building	Use	Constructed	Area(SF)
Building 100	Administration, Student Commons, Kitchen	1950s/2004	26,000
Building 200	Library	1950s	8,300
Building 300	Math and Science Classrooms	1950s, 1970s and 2002	63,400
Building 400	Social Sciences Classrooms	1950s, 2000s	50,900
Building 500/600	Physical Education, Band	1950s	35,200
Building 700/800	Classrooms, Theatre	1950s, 1970s	34,600

<b>Building Summary</b>			
<b>Building</b>	<b>Use</b>	<b>Constructed</b>	<b>Area(SF)</b>
<b>Building 900</b>	Gymnasium, Events Center	2002	38,000
<b>Pool Building</b>	Pool, Restrooms	1950s	2,400
<b>Portables 334 - 341</b>	Classrooms	1990s	7,200
<b>Portables 467 - 478</b>	Classrooms, Storage	1970s, 1980s	9,600
<b>Portables 732 - 734</b>	Classrooms	1990s	2,400
<b>Snack Bar – Center Plaza</b>	Heating and selling food	Unknown	250
<b>Snack Shack</b>	Selling food, Restrooms	1990s	470
<b>Weight Room</b>	Weight Lifting	2000s	3,300
<b>Total</b>			282,020

### Other Tenant Spaces

All of the property is occupied by Newark School District programs. There are no tenants leasing buildings or rooms at the school.

### Key Spaces Not Observed

<b>Building Number</b>	<b>Area</b>	<b>Access Issue</b>
None		

## Campus Findings & Deficiencies

### Historical Summary

Although the exact construction date could not be determined, the original Memorial High School appears to have been built in the late 1950s. In 1983, the district consolidated both of its high schools into one and the facility was re-named Newark Memorial High School. There were several additions in 2002.

### Architectural

Typically, the 1950 buildings have concrete bearing walls. Some have fire protected roof structures and some are without. The construction types of the campus additions vary from wood frame steel frame construction. Roofing material is either TPO or metal. With the exception of the Event Center, the roofing materials have been replaced within the past 3 years and are in excellent condition. Much of the original fenestration was steel sash. Replacement of the steel with aluminum can be anticipated and has been budgeted. The floor finishes in the classroom buildings, 300 and 400, are worn and replacement has been budgeted. Replacement of the remaining interior and exterior finishes are budgeted and anticipated.

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

The majority of the buildings are heated and cooled by packaged units with gas heat located on the roof. Domestic hot water is provided by individual water heaters (gas/electric) located throughout the campus.

Most of the MEPF components were replaced in 2000-2002, the equipment is old and nearing the end of its useful life. They will require replacement in the next few years. The building management system will also need to be upgraded. Minor plumbing repairs are required for few of the water closets.

The main fire panels and fire sprinkler system have expired inspection permits. They need to be inspected as soon as possible.

The addition of proper exhaust for Building 400- Room 443 by adding ducted exhaust range hoods for each gas ranges as required for safety. Additionally, Building 100- Kitchen Heater Room requires the fresh air intake ducting to be repaired.

### Site

The asphalt pavement ranges from good to fair condition. The concrete walkways show surface unevenness, replacement in order to comply with accessibility requirements is recommended. The asphalt tennis courts need attention, as does the football playing field, upgrading to artificial turf is recommended. Currently the swimming pool is in serviceable condition, replastering and a new gutter system is anticipated and budgeted.

### Recommended Additional Studies

The fire alarm systems are in poor condition. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. : A budgetary cost allowance to replace the system is also included.

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

## 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 other 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/SE	Total SE	Replacement Value	Current	3-Year	5-Year	10-Year
Newark Memorial High School / Building 100	\$503	26,000	\$13,078,000	0.0%	0.0%	9.0%	25.0%
Newark Memorial High School / Building 200	\$503	8,300	\$4,174,900	0.0%	0.0%	6.0%	21.0%
Newark Memorial High School / Building 300	\$503	63,400	\$31,890,200	0.0%	0.0%	9.0%	23.0%
Newark Memorial High School / Building 400	\$503	50,900	\$25,602,700	0.0%	0.0%	6.0%	20.0%
Newark Memorial High School / Building 500/600	\$503	35,200	\$17,705,600	0.0%	0.0%	4.0%	19.0%
Newark Memorial High School / Building 700/800	\$503	34,600	\$17,403,800	0.0%	0.0%	6.0%	24.0%
Newark Memorial High School / Building 900 – Events Center	\$503	38,000	\$19,114,000	0.0%	0.0%	4.0%	8.0%
Newark Memorial High School / Pool Building	\$503	2,400	\$1,207,200	0.0%	0.0%	20.0%	42.0%
Newark Memorial High School / Portables 334-341	\$284	7,200	\$2,044,800	0.0%	3.0%	14.0%	18.0%
Newark Memorial High School / Portables 467-478	\$284	9,600	\$2,726,400	1.0%	3.0%	18.0%	21.0%
Newark Memorial High School / Portables 732-734	\$284	2,400	\$681,600	0.0%	5.0%	14.0%	26.0%
Newark Memorial High School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%
Newark Memorial High School / Snack Bar - Center	\$394	250	\$98,500	0.0%	0.0%	47.0%	90.0%
Newark Memorial High School / Snack Shack	\$390	470	\$183,300	0.0%	0.0%	10.0%	41.0%
Newark Memorial High School / Weight Room Building	\$361	3,300	\$1,191,300	1.0%	1.0%	7.0%	25.0%

# Immediate Needs

Facility/Building	Total Items	Total Cost
Building 100	2	\$7,900
Building 200	0	\$0
Building 300	3	\$9,100
Building 400	2	\$6,200
Building 500/600	2	\$9,200
Building 700/800	1	\$5,300
Building 900 – Events Center	3	\$9,600
Pool Building	0	\$0
Portables 334-341	1	\$1,200
Portables 467-478	1	\$21,700
Portables 732-734	0	\$0
Site	1	\$8,800
Snack Bar - Center	0	\$0
Snack Shack	0	\$0
Weight Room Building	1	\$8,700
<b>Total</b>	<b>17</b>	<b>\$87,700</b>

**Building 100**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1132149	Newark Memorial High School / Building 100	P000X	Fire Inspection, Fire Sprinkler and Alarm Inspection, Replace	(No Lifespan)	Failed	Safety	87.39	\$7,700
1097512	Newark Memorial High School / Building 100	D3049	HVAC System Ductwork, Sheet Metal, Replace	30	Failed	Performance/Integrity	80.55	\$200
<b>Total (2 items)</b>							<b>\$7,900</b>	

**Building 200**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
<b>Total (0 items)</b>							<b>\$0</b>	

**Building 300**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1111885	Newark Memorial High School / Building 300	B3011	Roof, Single-Ply TPO/PVC Membrane, Repair	(No Lifespan)	Failed	Performance/Integrity	80.91	\$5,300
1097490	Newark Memorial High School / Building 300	D2011	Toilet, Tankless (Water Closet), Replace	20	Failed	Performance/Integrity	80.45	\$1,000
1141780	Newark Memorial High School / Building 300	C3012	Interior Wall Finish, Gypsum Board/Plaster, Repair	(No Lifespan)	Poor	Performance/Integrity	80.28	\$2,800
<b>Total (3 items)</b>							<b>\$9,100</b>	

**Building 400**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1132008	Newark Memorial High School / Building 400	E1094	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	Failed	Performance/Integrity	80.18	\$2,000
1111800	Newark Memorial High School / Building 400	E1027	Laboratory Exhaust Hood, 6 LF, Replace	15	NA	Modernization/Adaptation	53.18	\$4,200
<b>Total (2 items)</b>							<b>\$6,200</b>	

**Building 500/600**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1143281	Newark Memorial High School / Building 500/600	C3012	Interior Wall Finish, Gypsum Board/Plaster, Repair	(No Lifespan)	Failed	Performance/Integrity	80.28	\$400
1140480	Newark Memorial High School / Building 500/600	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	(No Lifespan)	NA	Accessibility	71.19	\$8,800
<b>Total (2 items)</b>							<b>\$9,200</b>	

**Building 700/800**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1111051	Newark Memorial High School / Building 700/800	B3011	Roof, Single-Ply TPO/PVC Membrane, Repair	(No Lifespan)	Failed	Performance/Integrity	80.91	\$5,300
<b>Total (1 items)</b>							<b>\$5,300</b>	

**Building 900 – Events Center**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1097452	Newark Memorial High School / Building 900 – Events Center	D2011	Toilet, Tankless (Water Closet), Replace	20	Failed	Performance/Integrity	80.45	\$1,000
1144760	Newark Memorial High School / Building 900 – Events Center	C3024	Interior Floor Finish, Vinyl Tile (VCT), Repair	(No Lifespan)	Poor	Performance/Integrity	80.37	\$900
1152786	Newark Memorial High School / Building 900 – Events Center	P000X	Engineer, Structural, General, investigate	(No Lifespan)	NA	Performance/Integrity	0.00	\$7,700
<b>Total (3 items)</b>							<b>\$9,600</b>	

**Pool Building**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
<b>Total (0 items)</b>							<b>\$0</b>	

**Portables 334-341**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1097408	Newark Memorial High School / Portables 334-341	B3016	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	Failed	Performance/Integrity	80.72	\$1,200
<b>Total (1 items)</b>							<b>\$1,200</b>	

**Portables 467-478**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1111050	Newark Memorial High School / Portables 467-478	B3011	Roof, Single-Ply TPO/PVC Membrane, Replace	20	Poor	Performance/Integrity	80.91	\$21,700
<b>Total (1 items)</b>							<b>\$21,700</b>	

**Portables 732-734**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
<b>Total (0 items)</b>							<b>\$0</b>	

**Site**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1140280	Newark Memorial High School / Site	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	(No Lifespan)	NA	Accessibility	71.19	\$8,800
<b>Total (1 items)</b>							<b>\$8,800</b>	

**Snack Bar - Center**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
<b>Total (0 items)</b>							<b>\$0</b>	

**Snack Shack**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
<b>Total (0 items)</b>							<b>\$0</b>	

**Weight Room Building**

ID	Location	UF Code	Description	Lifespan	Condition	Plan Type	Priority Score	Cost
1140119	Newark Memorial High School / Weight Room Building	G1031	Landscaping, Ground Cover, Regrade/Establish	25	Poor	Modernization/Adaptation	53.27	\$8,700
<b>Total (1 items)</b>							<b>\$8,700</b>	



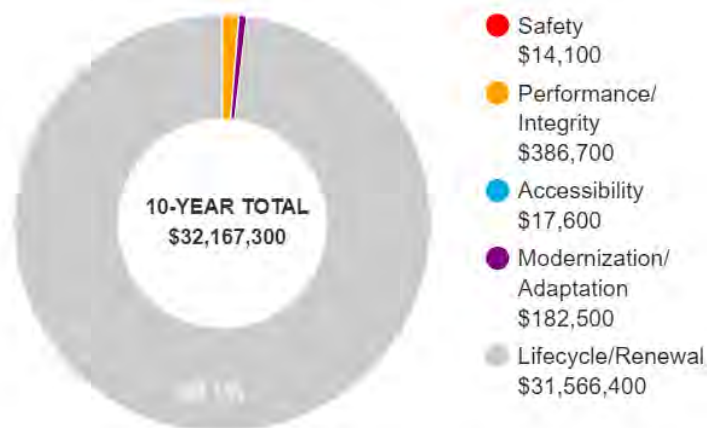
## Plan Types

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)



## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$61,900	\$194,300	\$782,100	\$1,174,500	\$2,212,700
Roofing	\$33,400	\$238,300	\$128,600	\$39,900	\$6,642,400	\$7,082,500
Interiors	\$4,000	\$915,100	\$1,076,200	\$1,942,800	\$4,539,800	\$8,477,900
Elevators	-	-	-	\$171,100	\$27,000	\$198,000
Plumbing	\$2,000	\$63,600	\$121,200	\$13,651,700	\$338,100	\$14,176,400
Fire Suppression	-	\$377,000	\$618,100	-	\$46,300	\$1,041,500
HVAC	\$200	\$2,952,500	\$1,797,000	\$134,900	\$4,353,600	\$9,238,200
Electrical	-	\$144,900	\$80,300	\$414,700	\$21,810,600	\$22,450,400
Fire Alarm & Comm	-	\$152,100	\$2,552,200	\$62,000	\$2,342,400	\$5,108,600
Equipment/Special	\$6,100	\$55,800	\$418,000	\$796,200	\$2,831,900	\$4,108,000
Site Development	-	\$51,100	\$297,500	\$608,500	\$1,902,400	\$2,859,500
Pavement	-	\$360,900	-	\$139,200	\$243,900	\$744,000
Site Lighting	-	-	-	-	\$234,100	\$234,100
Site	\$8,700	-	-	-	-	\$8,700
Landscaping	-	\$15,400	-	\$665,700	-	\$681,100
Accessibility	\$9,700	-	-	-	-	\$9,700
Follow-up Studies	\$15,200	-	-	-	-	\$15,200
<b>TOTALS</b>	<b>\$79,300</b>	<b>\$5,388,600</b>	<b>\$7,283,400</b>	<b>\$19,408,800</b>	<b>\$46,487,000</b>	<b>\$78,646,500</b>

## 2. Building 100



### Building 100: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated and Addition</b>	1950s/2002	
<b>Building Size</b>	26,000 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Original construction, concrete bearing walls on a slab Addition, steel frame on a slab	Fair
<b>Façade</b>	Painted concrete with steel windows, metal panels with aluminum windows	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Arched construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT, quarry tile, epoxy flooring Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
<b>Elevators</b>	None	--



### Building 100: Systems Summary

<b>Plumbing</b>	Copper supply and cast iron waste and venting Gas water heater with storage tanks	Fair
<b>HVAC</b>	Individual package units with gas heat, Rooftop gas duct heaters Supplemental components: Condensing unit and fan coil	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, T-12 (Storage areas), T Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Fire riser and alarms inspection required Repair ducting for water heater fresh intake duct Repairs of metal panels	

### Building 100: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,100	\$44,800	\$91,300	\$135,200	\$275,400
Roofing	-	-	-	-	\$651,600	\$651,600
Interiors	-	-	\$182,400	\$166,800	\$444,500	\$793,600
Plumbing	-	-	\$16,600	\$1,598,800	\$61,800	\$1,677,300
Fire Suppression	-	\$49,900	-	-	\$8,900	\$58,800
HVAC	\$200	\$350,200	\$183,500	-	\$599,200	\$1,133,100
Electrical	-	-	-	\$128,400	\$2,290,500	\$2,418,900
Fire Alarm & Comm	-	-	\$260,600	\$31,000	\$228,500	\$520,000
Equipment/Special	-	\$18,800	\$219,900	\$52,100	\$242,200	\$533,000
Follow-up Studies	\$7,600	-	-	-	-	\$7,600
<b>TOTALS</b>	<b>\$7,800</b>	<b>\$423,000</b>	<b>\$907,800</b>	<b>\$2,068,400</b>	<b>\$4,662,400</b>	<b>\$8,069,300</b>

### 3. Building 200



#### Building 200: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	1950s	
<b>Building Size</b>	8,300 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete bearing walls on a slab	Fair
<b>Façade</b>	Painted concrete with steel and aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Shed construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, wood panels, vinyl Floors: Carpet, VCT, Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--

## Building 200: Systems Summary

<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heater	Fair
<b>HVAC</b>	Individual package units with gas heat	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, T-12 (Storage areas), Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Fire riser and alarms inspection required	

### Building 200: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$19,200	\$50,000	\$69,300
Roofing	-	-	-	\$1,200	\$190,100	\$191,300
Interiors	-	\$5,200	\$36,300	\$97,600	\$83,800	\$223,000
Plumbing	-	-	\$1,300	\$499,500	\$2,100	\$502,900
Fire Suppression	-	\$14,100	-	-	-	\$14,100
HVAC	-	\$88,600	\$58,600	\$25,200	\$138,100	\$310,500
Electrical	-	-	-	\$9,600	\$759,300	\$768,800
Fire Alarm & Comm	-	-	\$83,200	-	\$72,900	\$156,100
<b>TOTALS</b>	-	<b>\$107,900</b>	<b>\$179,400</b>	<b>\$652,300</b>	<b>\$1,296,300</b>	<b>\$2,236,000</b>

## 4. Building 300



### Building 300: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	1950s, 1970s, 2002	
<b>Building Size</b>	63,400 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete bearing walls on a slab Conventional wood frame structure on concrete slab/ with raised floor Steel frame with concrete-topped metal decks	Fair
<b>Façade</b>	Painted concrete with steel windows Metal panel with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Arched construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, cultured marble, laminated panels Floors: Carpet, VCT, unfinished, epoxy coating Ceilings: Painted gypsum board, ACT, exposed	Fair
<b>Elevators</b>	None	--

<b>Building 300: Systems Summary</b>		
<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heaters	Fair
<b>HVAC</b>	Individual package units with gas heat Individual Energy recovery unit Supplemental components: suspended gas unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, T-12 (Storage areas) Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Greenhouse	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Fire riser and alarms inspection required Repair problems with water ponding in PVC roof near Technology Center	

### Building 300: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$7,400	\$31,100	\$59,000	\$100,800	\$198,400
Roofing	\$5,300	\$119,100	-	-	\$1,852,800	\$1,977,100
Interiors	\$2,800	\$396,200	\$192,200	\$216,600	\$686,800	\$1,494,700
Plumbing	\$1,000	\$28,800	\$9,500	\$3,831,300	\$25,400	\$3,895,900
Fire Suppression	-	\$107,800	\$521,800	-	-	\$629,600
HVAC	-	\$834,000	\$447,500	\$68,000	\$1,287,300	\$2,636,700
Electrical	-	-	-	\$87,500	\$5,613,400	\$5,700,800
Fire Alarm & Comm	-	-	\$635,400	-	\$555,600	\$1,191,000
Equipment/Special	-	-	-	\$21,900	-	\$21,900
<b>TOTALS</b>	<b>\$9,100</b>	<b>\$1,493,300</b>	<b>\$1,837,500</b>	<b>\$4,284,300</b>	<b>\$10,122,100</b>	<b>\$17,746,100</b>

## 5. Building 400



### Building 400: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	1950s, 2000s	
<b>Building Size</b>	50,900 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete bearing walls on a slab Prefabricated, steel stud frame, classroom modules	Fair
<b>Façade</b>	Painted concrete with steel windows Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, vinyl wall covering, laminated paneling, cultural marble, ceramic tile Floors: Carpet, VCT, epoxy coating, maple flooring Ceilings: Painted gypsum board, ACT	Fair



## Building 400: Systems Summary

<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heaters	Fair
<b>HVAC</b>	Individual package units with gas heat Supplemental components: suspended gas unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, T-12 (Storage areas) Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Fire riser and alarms inspection required Add range hood and ducting for all gas ranges in Room 443	

**Building 400: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	-	\$60,400	\$50,200	\$140,200	\$250,700
Roofing	-	-	-	\$5,700	\$1,538,600	\$1,544,300
Interiors	-	\$181,200	\$34,200	\$385,100	\$473,800	\$1,074,300
Plumbing	-	\$26,500	\$5,300	\$3,081,700	\$30,200	\$3,143,700
Fire Suppression	-	\$86,500	-	-	-	\$86,500
HVAC	-	\$497,900	\$377,000	-	\$859,100	\$1,734,100
Electrical	-	-	-	\$93,500	\$4,512,900	\$4,606,400
Fire Alarm & Comm	-	-	\$510,100	-	\$446,100	\$956,200
Equipment/Special	\$6,100	-	\$52,400	-	\$85,500	\$144,000
<b>TOTALS</b>	<b>\$6,100</b>	<b>\$792,100</b>	<b>\$1,039,400</b>	<b>\$3,616,200</b>	<b>\$8,086,400</b>	<b>\$13,540,200</b>

## 6. Building 500/600



### Building 500/600: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	1950s	
<b>Building Size</b>	35,200 SF	
<b>Number of Stories</b>	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete bearing walls on a slab	Fair
<b>Façade</b>	Painted concrete with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, painted concrete, ceramic tile, cultured marble Floors: Carpet, VCT, ceramic tile, unfinished, maple flooring Ceilings: Painted gypsum board, ACT, exposed	Fair
<b>Elevators</b>	None	--

**Building 500/600: Systems Summary**

<b>Plumbing</b>	Copper supply and cast iron waste and venting Water heater	Fair
<b>HVAC</b>	Individual package units with gas heat and Rooftop gas duct heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, T-12 (Storage areas) Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Fire riser and alarms inspection required	

**Building 500/600: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	-	-	\$135,100	\$106,200	\$241,300
Roofing	-	-	-	\$6,000	\$920,300	\$926,300
Interiors	\$400	\$18,200	\$155,600	\$90,900	\$1,730,700	\$1,995,600
Plumbing	-	-	\$36,600	\$2,148,100	\$4,900	\$2,189,500
Fire Suppression	-	\$59,900	-	-	-	\$59,900
HVAC	-	\$191,900	\$248,500	\$14,400	\$362,100	\$816,900
Electrical	-	\$13,200	\$26,400	\$17,100	\$3,120,300	\$3,177,000
Fire Alarm & Comm	-	-	\$352,800	-	\$308,500	\$661,200
Equipment/Special	-	-	-	\$461,100	-	\$461,100
Site Development	-	-	-	\$108,600	\$216,400	\$325,000
<b>TOTALS</b>	<b>\$400</b>	<b>\$283,200</b>	<b>\$819,900</b>	<b>\$2,981,300</b>	<b>\$6,769,400</b>	<b>\$10,853,800</b>

## 7. Building 700/800



### Building 700/800: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	1950s	
<b>Building Size</b>	34,600 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/ with raised floor Concrete bearing walls on a slab	Fair
<b>Façade</b>	Stucco with aluminum windows Painted concrete	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Shed construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, painted concrete, wood panels, vinyl, unfinished Floors: Carpet, VCT, wood, unfinished, epoxy coating Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
<b>Elevators</b>	Wheelchair lift	Fair

**Building 700/800: Systems Summary**

<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heaters	Fair
<b>HVAC</b>	Individual package units with gas heat	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, T-12 (Storage areas) Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Auditorium seating	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix C.	
<b>Key Issues and Findings</b>	Fire riser and alarms inspection required Aged carpet Repair problems with water ponding in certain areas of PVC roof	

**Building 700/800: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	-	-	\$153,200	\$186,600	\$339,700
Roofing	\$5,300	-	-	\$25,300	\$849,300	\$879,900
Interiors	-	\$215,500	\$323,600	\$168,800	\$504,900	\$1,212,800
Elevators	-	-	-	-	\$27,000	\$27,000
Plumbing	-	\$2,200	\$4,500	\$2,062,600	\$35,500	\$2,104,700
Fire Suppression	-	\$58,800	-	-	-	\$58,800
HVAC	-	\$336,600	\$248,100	\$6,100	\$530,500	\$1,121,300
Electrical	-	\$40,000	\$5,600	\$26,000	\$3,091,800	\$3,163,400
Fire Alarm & Comm	-	-	\$346,800	-	\$365,600	\$712,300
Equipment/Special	-	-	-	\$213,200	-	\$213,200
<b>TOTALS</b>	<b>\$5,300</b>	<b>\$653,100</b>	<b>\$928,600</b>	<b>\$2,655,200</b>	<b>\$5,591,200</b>	<b>\$9,833,100</b>

## 8. Building 900, Events Center



### Building 900, Events Center: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	2002	
<b>Building Size</b>	38,000 SF	
<b>Number of Stories</b>	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Hip construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, concrete, vinyl, cultured marble Floors: Carpet, VCT, epoxy coating, maple flooring Ceilings: ACT, /exposed	Fair
<b>Elevators</b>	Hydraulic 1 car serving 2 floors	Fair

## Building 900, Events Center: Systems Summary

<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heaters	Fair
<b>HVAC</b>	Individual package units with gas heat Individual energy recovery units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, T-12 (Storage areas) Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment , interior fences, basketball backstops	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Fire riser and alarms inspection required Repair water closet in boys restroom	



### Building 900, Events Center: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$120,300	\$222,800	\$343,200
Roofing	-	-	-	-	\$180,600	\$180,600
Interiors	\$800	-	\$117,800	\$709,200	\$360,300	\$1,188,200
Elevators	-	-	-	\$171,100	-	\$171,100
Plumbing	\$1,000	-	\$2,700	\$16,900	\$106,300	\$126,800
Fire Suppression	-	-	\$66,600	-	-	\$66,600
HVAC	-	\$386,900	\$53,000	\$16,600	\$162,300	\$618,900
Electrical	-	-	-	-	\$43,700	\$43,700
Fire Alarm & Comm	-	\$152,100	\$224,200	\$31,000	\$301,300	\$708,600
Equipment/Special	-	-	\$8,100	\$11,100	\$1,329,700	\$1,348,900
Site Development	-	-	-	\$194,700	\$343,500	\$538,100
Follow-up Studies	\$7,600	-	-	-	-	\$7,600
<b>TOTALS</b>	<b>\$9,400</b>	<b>\$539,000</b>	<b>\$472,400</b>	<b>\$1,270,900</b>	<b>\$3,050,500</b>	<b>\$5,342,300</b>

## 9. Pool Building



### Pool Building: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	1960s	
<b>Building Size</b>	2,400 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 with aluminum windows	Fair
<b>Roof</b>	Primary: Shed construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: ceramic tile Ceilings: Painted gypsum board	Good
<b>Elevators</b>	None	--

### Pool Building: Systems Summary

<b>Plumbing</b>	Copper supply and cast iron waste and venting Pool water heaters	Fair
<b>HVAC</b>	No heating or cooling only ventilation by exhaust fans Heat exchanger	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, T-12 (Storage areas) Emergency: Generator	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Swimming pool, scoreboard, bleachers	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	Fire riser and alarms inspection required	

### Pool Building: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$12,800	\$5,500	\$22,200	\$40,500
Roofing	-	-	-	-	\$32,900	\$32,900
Interiors	-	-	-	\$1,600	\$35,300	\$36,900
Plumbing	-	-	\$11,700	\$158,800	\$11,500	\$182,000
HVAC	-	-	\$16,900	\$4,600	-	\$21,500
Electrical	-	\$91,700	\$38,700	-	\$211,400	\$341,900
Fire Alarm & Comm	-	-	\$24,100	-	\$21,000	\$45,100
Equipment/Special	-	\$36,900	\$102,500	\$20,400	\$696,200	\$856,000
Site Lighting	-	-	-	-	\$14,400	\$14,400
Site Development	-	-	-	\$33,200	\$179,500	\$212,700
<b>TOTALS</b>	-	<b>\$128,600</b>	<b>\$206,700</b>	<b>\$224,100</b>	<b>\$1,224,400</b>	<b>\$1,783,900</b>

## 10. Portables 334 – 341



### Portables 334 - 341: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	1990s	
<b>Building Size</b>	7,200 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Lightweight metal framing on a chassis	Fair
<b>Façade</b>	T-111 with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish or TPO/PVC	Fair
<b>Interiors</b>	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heaters	Fair

### Portables 334 - 341: Systems Summary

<b>HVAC</b>	Individual wall 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: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	deteriorated gutters, aged siding	

### Portables 334 - 341: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$2,900	\$19,500	\$13,900	\$64,300	\$100,500
Roofing	\$1,200	\$2,400	\$73,400	\$1,600	\$103,000	\$181,600
Interiors	-	\$45,700	\$19,800	\$25,400	\$93,200	\$184,200
Plumbing	-	\$2,200	-	-	\$3,500	\$5,700
HVAC	-	\$83,700	\$50,800	-	\$130,400	\$265,000
Electrical	-	-	-	-	\$647,200	\$647,200
Fire Alarm & Comm	-	-	\$29,700	-	\$6,000	\$35,700
<b>TOTALS</b>	<b>\$1,200</b>	<b>\$136,900</b>	<b>\$193,200</b>	<b>\$40,900</b>	<b>\$1,047,600</b>	<b>\$1,419,900</b>

## 11. Portables 467 - 478



### Portables 467 - 478: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	1980s	
<b>Building Size</b>	9,600 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Lightweight metal framing on a chassis	Fair
<b>Façade</b>	T-111 with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish or TPO	Fair
<b>Interiors</b>	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--

**Portables 467 - 478: Systems Summary Portables 467 - 478: Systems**

<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heaters	Fair
<b>HVAC</b>	Individual wall heat pumps Roof Top Unit at unit 467	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Replace deteriorated gutters	

**Portables 467 - 478: Systems Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (3 yr)</b>	<b>Near Term (5 yr)</b>	<b>Med Term (10 yr)</b>	<b>Long Term (20 yr)</b>	<b>TOTAL</b>
Facade	-	\$35,900	-	\$72,600	\$85,000	\$193,500
Roofing	\$21,600	\$116,800	\$53,800	-	\$134,300	\$326,500
Interiors	-	\$28,800	\$12,300	\$14,300	\$57,900	\$113,400
HVAC	-	\$122,600	\$67,800	-	\$191,000	\$381,300
Electrical	-	-	-	-	\$845,700	\$845,700
Fire Alarm & Comm	-	-	\$39,600	-	\$8,000	\$47,600
<b>TOTALS</b>	<b>\$21,600</b>	<b>\$304,100</b>	<b>\$173,500</b>	<b>\$86,900</b>	<b>\$1,321,900</b>	<b>\$1,908,000</b>

## 12. Portables 732 - 734



### Portables 732 - 734: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	2000s	
<b>Building Size</b>	2,400 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Lightweight metal framing on a chassis	Fair
<b>Façade</b>	T-111 with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	NA	--



### Portables 732 - 734: Systems Summary

<b>HVAC</b>	Individual wall heat pumps	--
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	None	

### Portables 732 - 734: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$11,500	\$14,800	\$53,100	\$33,600	\$113,000
Roofing	-	-	\$1,400	-	\$82,800	\$84,200
Interiors	-	\$21,600	-	\$22,800	\$29,100	\$73,500
HVAC	-	\$34,200	\$16,900	-	\$53,400	\$104,500
Electrical	-	-	-	-	\$211,400	\$211,400
Fire Alarm & Comm	-	-	\$9,900	-	-	\$9,900
<b>TOTALS</b>	-	<b>\$67,300</b>	<b>\$43,000</b>	<b>\$75,900</b>	<b>\$410,300</b>	<b>\$596,500</b>

## 13. Snack Bar – Center Plaza



### Snack Bar – Center Plaza: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	unknown	
<b>Building Size</b>	250 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Truck body	Fair
<b>Façade</b>	Painted metal	Fair
<b>Roof</b>	Primary: Truck body Secondary: Shed roof with metal roofing	Fair
<b>Interiors</b>	Walls: metal Floors: metal Ceilings: metal	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste and venting.	Fair

### Snack Bar – Center Plaza: Systems Summary

<b>HVAC</b>	Exhaust fans only	Fair
<b>Fire Suppression</b>	Fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	None	

### Snack Bar – Center Plaza: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	-	-	-	\$7,600	\$7,600
Plumbing	-	-	-	\$14,900	-	\$14,900
Fire Suppression	-	-	\$11,700	-	\$18,200	\$30,000
HVAC	-	-	\$1,800	-	-	\$1,800
Electrical	-	-	-	\$7,800	\$22,000	\$29,800
Fire Alarm & Comm	-	-	\$1,000	-	-	\$1,000
Equipment/Special	-	-	\$35,200	\$16,400	\$59,200	\$110,800
<b>TOTALS</b>	-	-	<b>\$49,700</b>	<b>\$39,100</b>	<b>\$107,000</b>	<b>\$195,900</b>

## 14. Snack Shack



### Snack Shack: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	2000s	
<b>Building Size</b>	470 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Lightweight metal framing on a chassis	Fair
<b>Façade</b>	T-111 with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: FRP Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste and venting Electric water heater	Fair

### Snack Shack: Systems Summary

HVAC	Individual package heat pump RT	Fair
<b>Fire Suppression</b>	Fire extinguishers,	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL Emergency: None	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
<b>Key Issues and Findings</b>	None	

### Snack Shack: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$3,900	\$8,700	\$8,100	\$20,700
Roofing	-	-	-	-	-	-
Interiors	-	\$2,700	\$900	\$18,700	\$12,600	\$34,900
Plumbing	-	\$2,200	-	\$43,000	\$3,500	\$48,700
HVAC	-	\$7,400	\$3,300	-	\$11,500	\$22,200
Electrical	-	-	-	-	\$150,200	\$150,200
Fire Alarm & Comm	-	-	\$1,900	-	-	\$1,900
<b>TOTALS</b>	-	<b>\$12,300</b>	<b>\$10,000</b>	<b>\$70,400</b>	<b>\$185,900</b>	<b>\$278,600</b>

## 15. Weight Room



### Weight Room: Systems Summary

<b>Address</b>	39375 Cedar Boulevard, Newark, California	
<b>Constructed/ Renovated</b>	2000s	
<b>Building Size</b>	3300 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Lightweight metal framing on a perimeter footing	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste and venting	Fair

### Weight Room: Systems Summary

<b>HVAC</b>	Individual package units with gas heat	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, T-12 (Storage areas) Emergency: NA	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, 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 building. See Appendix C.	
<b>Key Issues and Findings</b>	Fire riser and alarms inspection required At the time of the inspection, the subfloor at the west entry door was being removed due to rot. Regrading the areas around the building in order to direct water away from the building is advised and budgeted.	

### Weight Room: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$7,000	-	\$19,400	\$26,400
Roofing	-	-	-	-	\$98,700	\$98,700
Interiors	-	-	\$1,000	\$24,900	\$26,900	\$52,800
Plumbing	-	-	-	\$196,200	-	\$196,200
Fire Suppression	-	-	\$5,800	-	-	\$5,800
HVAC	-	\$18,400	\$23,300	-	\$28,700	\$70,400
Electrical	-	-	\$9,500	-	\$290,700	\$300,300
Fire Alarm & Comm	-	-	\$33,100	-	\$28,900	\$62,000
Site	\$8,700	-	-	-	-	\$8,700
<b>TOTALS</b>	<b>\$8,700</b>	<b>\$18,400</b>	<b>\$79,700</b>	<b>\$221,100</b>	<b>\$493,300</b>	<b>\$821,300</b>

## 16. Site Summary



Site Information		
<b>Lot Size</b>	44.98 acres (estimated)	
<b>Parking Spaces</b>	362 total spaces all in open lots; 13 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and property entrance signage, chain link and hollow metal fencing, no dumpster enclosures Playgrounds and sports courts with bleachers, fencing, and site lights Limited park benches, picnic tables, trash receptacles Outdoor swimming pool	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present Reinforced concrete retaining walls Low site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED, HPS Building-mounted: LED, Football Field Lighting: HPS	Fair
<b>Ancillary Structures</b>	Pre-fabricated storage sheds	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C.	



## Site Information

### Key Issues and Findings

Severe alligator cracking and potholes,  
Significant sidewalk trip hazards,

## Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	-	\$1,600	\$33,000	-	\$53,600	\$88,200
Fire Suppression	-	-	\$12,300	-	\$19,200	\$31,500
Electrical	-	-	-	\$44,900	-	\$44,900
Equipment/Special	-	-	-	-	\$419,100	\$419,100
Site Development	-	\$51,100	\$297,500	\$272,100	\$1,163,000	\$1,783,600
Pavement	-	\$360,900	-	\$139,200	\$243,900	\$744,000
Site Lighting	-	-	-	-	\$219,700	\$219,700
Landscaping	-	\$15,400	-	\$665,700	-	\$681,100
<b>TOTALS</b>	-	<b>\$429,000</b>	<b>\$342,800</b>	<b>\$1,121,900</b>	<b>\$2,118,500</b>	<b>\$4,012,100</b>

## 17. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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 the 1950s. There have been significant additions to the facility, the latest being in 2002 and 2012. It is unknown if complaints about accessibility issues have been received by the property management. It is unknown if the property has associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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

## 18. 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.

## Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

## 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.

## 19. Opinions of Probable Costs

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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.

### Immediate Repairs

Immediate repairs are opinions of probable costs 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.

### 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 in the Immediate Repair Cost Estimate.

## 20. Certification

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AEDIS Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Newark Memorial High School, 39375 Cedar Boulevard, Newark, California 94560, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

**Prepared by:** Kay van der Have, Architect,  
Project Manager

**Reviewed by:** 

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Kathleen Sullivan,  
Technical Report Reviewer for  
Matthew Anderson  
Program Manager  
manderson@emgcorp.com 800.733.0660 x7613

## 21. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site and Floor Plans
- Appendix C: Accessibility Review
- Appendix D: Pre-Survey Questionnaire
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



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## Appendix A: Photographic Record

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#1	SIDE ELEVATION, EVENTS CENTER (900)
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#2	FRONT ELEVATION, EVENTS CENTER (900)
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#3	FRONT ENTRY, OFFICE (100)
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#4	SIDE ELEVATION OFFICE (100)
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#5	FRONT ELEVATION, CAFETERIA, STUDENT COMMONS(100)
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#6	REAR ELEVATION CAFETERIA STUDENT COMMONS (100)
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#7	LIBRARY (200)
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#8	LEFT ELEVATION LIBRARY (200)
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#9	FRONT ELEVATION (300)
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#10	ELEVATION (300)
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#11	LEFT ELEVATION (400)
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#12	REAR ELEVATION (400)
-----	----------------------



#13	REAR ELEVATION (500)
-----	----------------------



#14	POOL BUILDING
-----	---------------



#15	FRONT ELEVATION (PORTABLE)
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#16	SNACK SHACK
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#17	UNEVEN WALKING SURFACES
-----	-------------------------



#18	UNEVEN WALKING SURFACES
-----	-------------------------



#19	TRACK AND PLAYING FIELDS
-----	--------------------------



#20	TREE TRIMMING NEEDED
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#21	CHAIN LINK, 4' HIGH
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#22	UNEVEN WALKING SURFACE
-----	------------------------



#23	UNEVEN WALKING SURFACE
-----	------------------------



#24	PARKING LOTS
-----	--------------



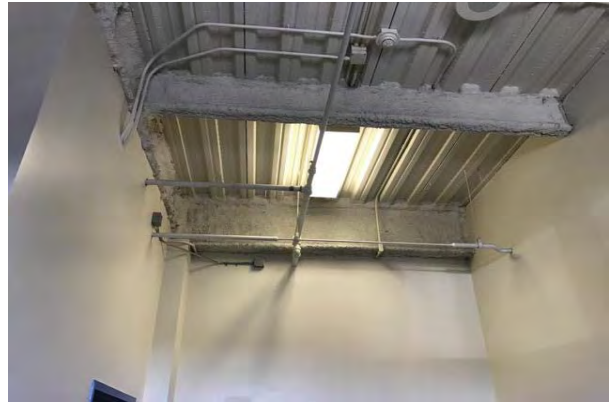
#25	PARKING LOTS, ASPHALT PAVEMENT
-----	--------------------------------



#26	CLASSROOM 341
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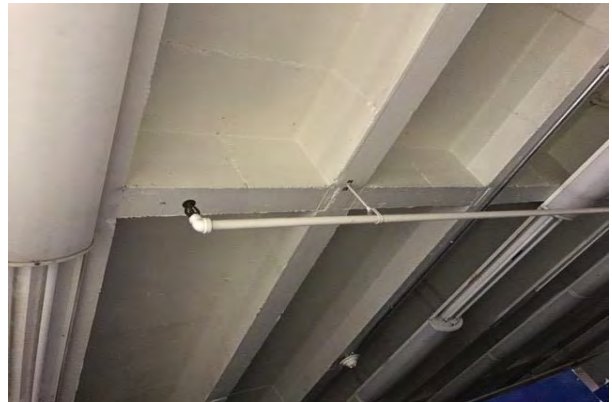
#27	GLU-LAM, BUILDING 700
-----	-----------------------



#28	METAL ROOF DECKING, BUILDING 900
-----	----------------------------------



#29	ROTTING SUBFLOOR, WEIGHTLIFTING BUILDING
-----	--



#30	CONCRETE STRUCTURE
-----	--------------------



#31	STEEL FRAMING, ARCHED SKYLIGHT, BUILDING 300
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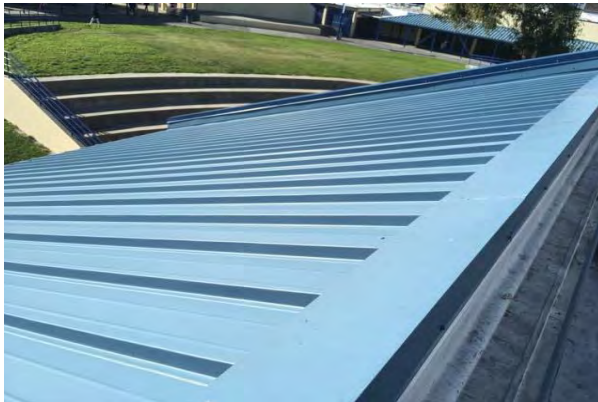
#32	ROOF, SINGLE-PLY TPO
-----	----------------------



#33	ROOF SKYLIGHT
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#34	ROOF, SINGLE-PLY TPO
-----	----------------------



#35	METAL ROOFING
-----	---------------



#36	METAL ROOFING
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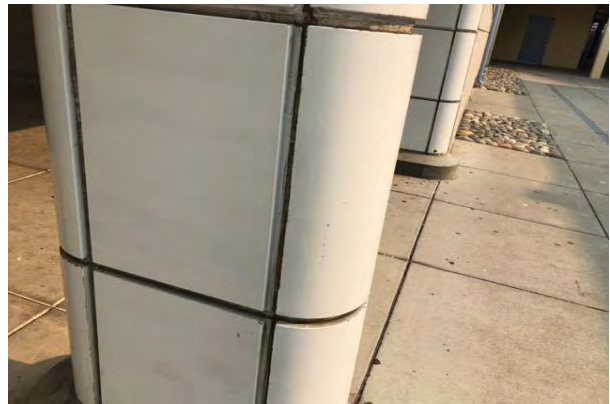
#37	METAL ROOFING
-----	---------------



#38	ROOF SKYLIGHT
-----	---------------



#39	EXTERIOR WALL, METAL PANEL
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#40	EXTERIOR WALL METAL PANELS
-----	----------------------------



#41	EXTERIOR WALL
-----	---------------



#42	STUCCO WALLS
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#43	STEEL WINDOWS WITH FIBERGLASS DOORS
-----	-------------------------------------



#44	LIBRARY
-----	---------



#45	SCIENCE AND TECHNOLOGY
-----	------------------------



#46	HALLWAY BUILDING 400
-----	----------------------



#47	BATTERED CAST CONCRETE WALLS, BUILDING 300
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#48	THE OLD GYM
-----	-------------



#49	ROOF TOP HVAC UNITS
-----	---------------------



#50	VENTILATION
-----	-------------



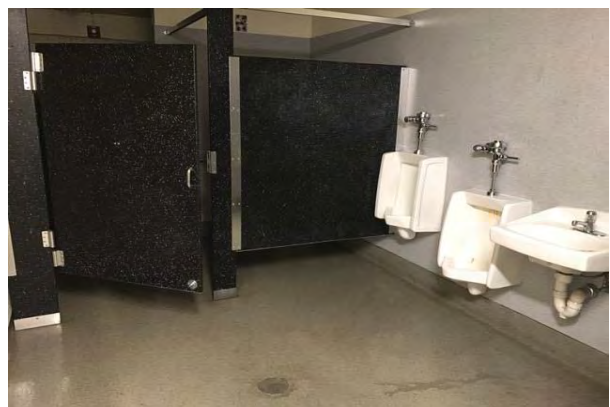
#51	WATER HEATER
-----	--------------



#52	ELECTRIC WATER HEATER
-----	-----------------------



#53	PLUMBING
-----	----------



#54	BOYS LOCKER ROOM RESTROOM
-----	---------------------------



#55	SWITCHGEAR
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#56	SWITCHBOARD
-----	-------------



#57	TRANSFORMER
-----	-------------



#58	ELEVATOR
-----	----------



#59	FIRE SPRINKLER RISER
-----	----------------------



#60	FIRE ALARM CONTROL PANEL
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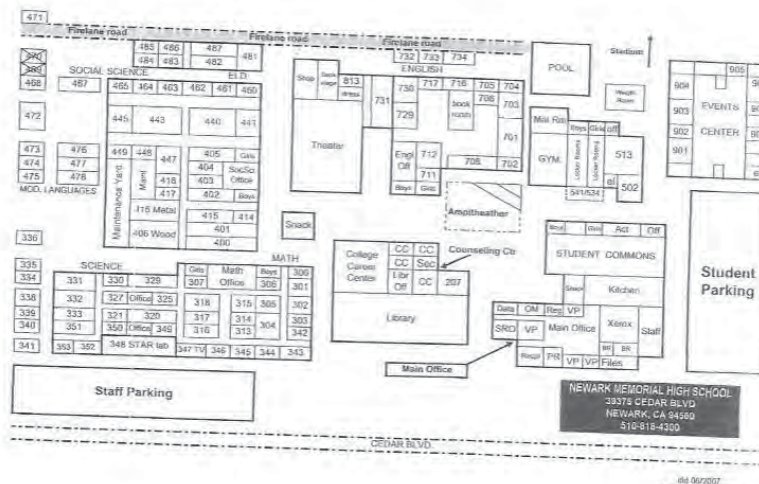
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## **Appendix B: Site and Floor Plans**

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# Site Plan



SOURCE:

Client Supplied Material



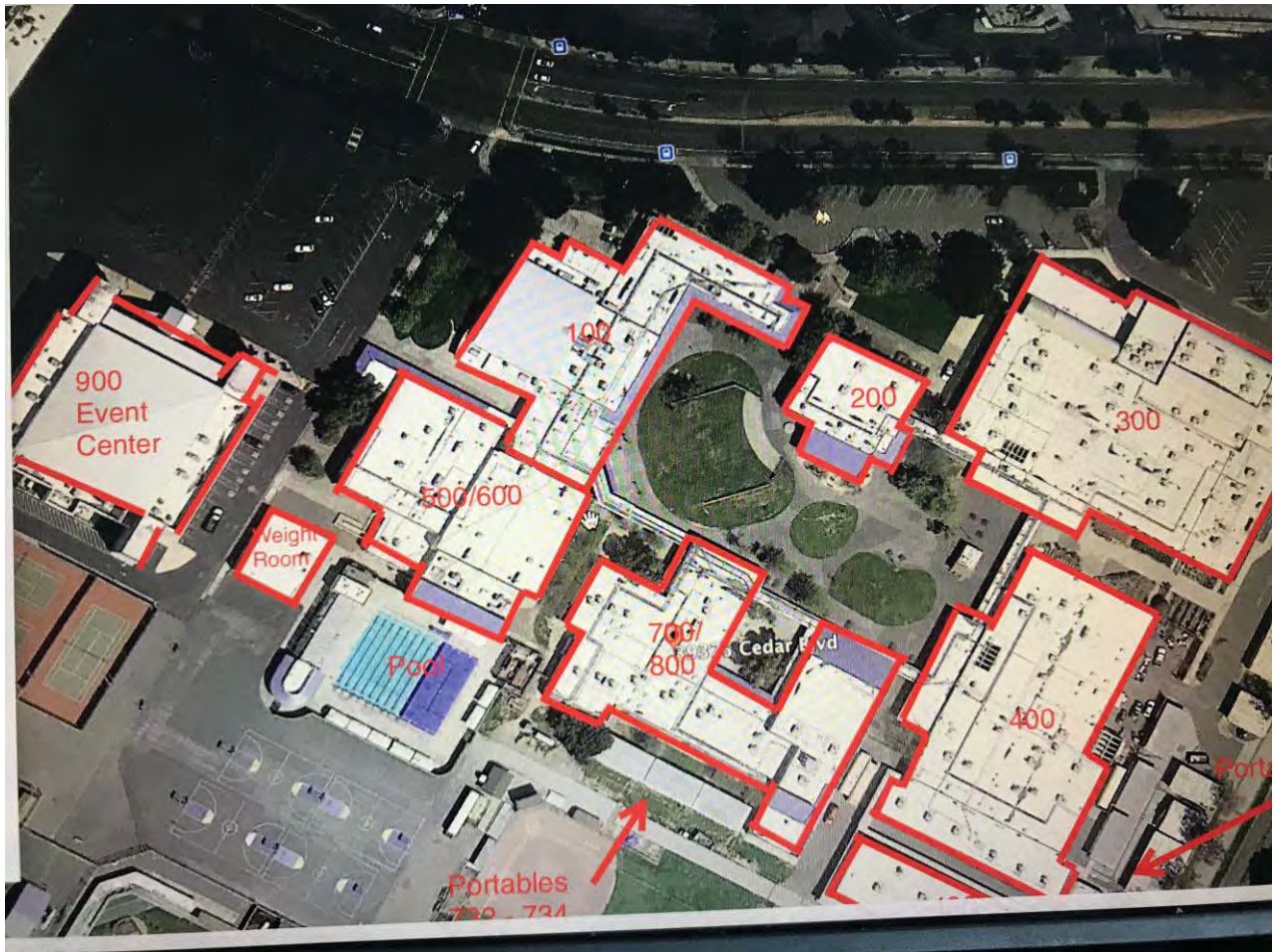
ON-SITE DATE:

November 8, 2018

January 3 and 4, 2019



### Building Identification



SOURCE:

Google Maps: Imagery ©2018 Google, Map data ©2018Google



ON-SITE DATE:

January 3 and 4, 2019



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## **Appendix C: Accessibility Review**

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**Building 100: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 200: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 300: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 400: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 500/600: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Building 700/800: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Building 900, Events Center: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Pool Building: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swimming Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Portables 334 - 341: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Portables 467 - 478 Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Accessible Route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Portables 467 - 478 Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Portables 732 - 734: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Snack Bar – Center Plaza: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Snack Shack: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Weight Room: Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Accessible Route</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site Accessibility Issues**

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Site Accessibility Issues</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Exterior Accessible Route</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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## **Appendix E: Replacement Reserves**

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Replacement Reserves Report



8/16/2019

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate
Newark Memorial High School	\$9,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,653
Newark Memorial High School / Building 100	\$7,781	\$4,140	\$0	\$418,989	\$696,852	\$210,964	\$49,326	\$25,591	\$71,148	\$1,775,428	\$146,952	\$18,809	\$103,539	\$90,792	\$2,490,937	\$308,062	\$694,372	\$27,043	\$578,726	\$327,037	\$22,981	\$8,069,467
Newark Memorial High School / Building 200	\$0	\$0	\$0	\$107,951	\$130,448	\$48,971	\$78,782	\$4,369	\$11,429	\$493,395	\$64,424	\$0	\$32,432	\$10,873	\$797,825	\$83,312	\$214,296	\$3,551	\$139,791	\$2,081	\$12,256	\$2,236,186
Newark Memorial High School / Building 300	\$9,065	\$34,480	\$7,448	\$1,451,411	\$1,394,876	\$442,672	\$132,828	\$0	\$114,823	\$3,839,320	\$197,315	\$50,724	\$220,565	\$236,972	\$5,613,481	\$600,493	\$1,767,603	\$0	\$1,566,164	\$64,256	\$1,781	\$17,746,277
Newark Memorial High School / Building 400	\$6,098	\$0	\$13,517	\$778,687	\$645,873	\$393,462	\$12,065	\$72,403	\$51,949	\$3,127,230	\$352,564	\$15,612	\$192,412	\$169,599	\$4,548,382	\$582,251	\$1,534,755	\$40,440	\$869,981	\$68,918	\$64,164	\$13,540,363
Newark Memorial High School / Building 500/600	\$372	\$0	\$8,937	\$274,251	\$492,039	\$327,726	\$70,265	\$130,552	\$17,566	\$2,120,264	\$642,736	\$11,742	\$197,340	\$34,879	\$3,163,170	\$714,764	\$2,082,832	\$172,856	\$292,987	\$14,874	\$83,934	\$10,854,087
Newark Memorial High School / Building 700/800	\$5,288	\$0	\$9,011	\$644,212	\$421,448	\$507,140	\$118,426	\$237,240	\$73,505	\$2,154,891	\$71,083	\$26,970	\$91,835	\$285,030	\$3,164,736	\$289,838	\$1,004,074	\$20,286	\$549,935	\$14,793	\$143,644	\$9,833,383
Newark Memorial High School / Building 900 – Events Center	\$9,392	\$0	\$0	\$538,982	\$130,312	\$342,051	\$150,700	\$182,210	\$124,497	\$42,123	\$771,332	\$180,596	\$1,447,755	\$43,746	\$62,570	\$531,110	\$191,845	\$244,876	\$329,641	\$16,714	\$1,781	\$5,342,234
Newark Memorial High School / Pool Building	\$0	\$0	\$0	\$128,639	\$112,819	\$93,982	\$1,586	\$5,580	\$10,079	\$157,526	\$49,303	\$0	\$13,482	\$54,538	\$237,914	\$222,628	\$35,031	\$0	\$74,225	\$41,442	\$545,252	\$1,784,023
Newark Memorial High School / Portables 334-341	\$1,175	\$37,417	\$13,602	\$85,948	\$155,826	\$37,406	\$23,796	\$8,055	\$0	\$0	\$9,049	\$63,162	\$113,960	\$0	\$634,300	\$30,424	\$8,624	\$16,708	\$151,243	\$0	\$29,171	\$1,419,865
Newark Memorial High School / Portables 467-478	\$21,620	\$0	\$64,736	\$239,361	\$159,772	\$13,678	\$56,147	\$14,320	\$0	\$0	\$16,424	\$0	\$149,796	\$0	\$845,733	\$1,831	\$75,457	\$0	\$190,981	\$0	\$58,236	\$1,908,092
Newark Memorial High School / Portables 732-734	\$0	\$0	\$33,136	\$34,244	\$26,832	\$16,158	\$0	\$0	\$0	\$64,168	\$11,736	\$0	\$118,774	\$0	\$216,478	\$21,715	\$0	\$0	\$53,351	\$0	\$0	\$596,594
Newark Memorial High School / Site	\$0	\$6,508	\$285,703	\$136,735	\$342,768	\$0	\$158,184	\$0	\$156,649	\$710,601	\$96,499	\$0	\$268,103	\$183,760	\$114,456	\$497,667	\$212,586	\$162,690	\$210,523	\$70,579	\$398,034	\$4,012,045
Newark Memorial High School / Snack Bar - Center	\$0	\$0	\$0	\$0	\$46,257	\$3,411	\$0	\$0	\$0	\$39,046	\$0	\$6,893	\$6,231	\$0	\$38,658	\$0	\$0	\$0	\$0	\$49,981	\$5,315	\$195,791
Newark Memorial High School / Snack Shack	\$0	\$0	\$0	\$12,290	\$5,255	\$4,790	\$6,016	\$0	\$0	\$46,637	\$17,751	\$0	\$0	\$0	\$150,166	\$1,241	\$8,085	\$7,194	\$19,147	\$0	\$0	\$278,572
Newark Memorial High School / Weight Room Building	\$8,681	\$0	\$0	\$18,405	\$52,211	\$27,496	\$0	\$0	\$0	\$196,169	\$24,907	\$0	\$8,093	\$0	\$290,721	\$54,293	\$98,699	\$0	\$33,329	\$0	\$8,148	\$821,151
<b>GrandTotal</b>	<b>\$79,125</b>	<b>\$82,544</b>	<b>\$436,090</b>	<b>\$4,870,105</b>	<b>\$4,813,588</b>	<b>\$2,469,907</b>	<b>\$858,120</b>	<b>\$680,321</b>	<b>\$631,645</b>	<b>\$14,766,799</b>	<b>\$2,472,076</b>	<b>\$374,509</b>	<b>\$2,964,316</b>	<b>\$1,110,188</b>	<b>\$22,369,526</b>	<b>\$3,939,629</b>	<b>\$7,928,257</b>	<b>\$695,644</b>	<b>\$5,060,024</b>	<b>\$670,674</b>	<b>\$1,374,697</b>	<b>\$78,647,783</b>

Newark Memorial High School

Uniformat Code	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate				
Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$9,652.50	\$9,653	\$9,653																					\$9,653				
<b>Totals, Unescalated</b>									\$9,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,653			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$9,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,653

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Memorial High School / Building 100

Uniformat Code	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Exterior Wall, Exterior Surface,, Repair	10	9	1	500	SF	\$8.04	\$4,019		\$4,019										\$4,019										\$8,038
B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	11500	SF	\$3.36	\$38,625					\$38,625										\$38,625							\$77,251
B2021	Window, SF, Replace	30	20	10	20	EA	\$1,534.15	\$30,683											\$30,683											\$30,683
B2021	Window, SF, Replace	30	20	10	3	EA	\$2,205.87	\$6,618											\$6,618											\$6,618
B2021	Window, SF, Replace	30	20	10	7	EA	\$683.53	\$4,785											\$4,785											\$4,785
B2021	Window, SF, Replace	30	20	10	2	EA	\$1,534.15	\$3,068											\$3,068											\$3,068
B2021	Window, SF, Replace	30	19	11	14	EA	\$683.53	\$9,569											\$9,569											\$9,569
B2023	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	20	10	250	SF	\$56.16	\$14,040											\$14,040											\$14,040
B2031	Exterior Door, Fully-Glazed Aluminum-Framed Swinging, Replace	30	17	13	12	EA	\$2,464.69	\$29,576														\$29,576								\$29,576
B2032	Exterior Door, Steel, Replace	25	18	7	4	EA	\$1,111.64	\$4,447							\$4,447															\$4,447
B2032	Exterior Door, Fiberglass, Replace	25	12	13	3	EA	\$936.39	\$2,809														\$2,809								\$2,809
B2032	Exterior Door, Steel, Replace	25	10	15	1	EA	\$1,111.64	\$1,112															\$1,112							\$1,112
B2034	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	25	10	1	EA	\$4,709.88	\$4,710											\$4,710											\$4,710
B2034	Overhead Door, Steel Residential Garage 56 SF, Replace	35	17	18	4	EA	\$1,012.64	\$4,051																			\$4,051			\$4,051
B3011	Roof, Single-Ply TPO/PVC Membrane, Replace	20	4	16	21000	SF	\$18.64	\$391,400																\$391,400						\$391,400
B3021	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	16	14	11	EA	\$1,412.42	\$15,537														\$15,537								\$15,537
C1021	Interior Door, Wood Solid-Core, Replace	20	12	8	12	EA	\$1,665.04	\$19,980								\$19,980														\$19,980
C1021	Interior Door, Wood Solid-Core, Replace	20	12	8	10	EA	\$1,665.04	\$16,650								\$16,650														\$16,650
C1021	Interior Door, Wood Solid-Core, Replace	20	8	12	22	EA	\$1,665.04	\$36,631														\$36,631								\$36,631
C1021	Interior Door, Aluminum, Replace	30	17	13	2	EA	\$1,600.99	\$3,202														\$3,202								\$3,202
C1031	Toilet Partitions, Wood, Replace	20	5	15	9	EA	\$544.08	\$4,897															\$4,897							\$4,897
C3012	Interior Wall Finish, Generic Surface, Prep & Paint	8	4	4	7500	SF	\$1.70	\$12,724				\$12,724											\$12,724					\$12,724		\$38,171

Uniformat Code	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
C3012	Interior Wall Finish, Generic Surface, Prep & Paint	8	3	5	5000	SF	\$1.70	\$8,483							\$8,483								\$8,483							\$16,965	
C3012	Interior Wall Finish, Generic Surface, Prep & Paint	8	3	5	1500	SF	\$1.70	\$2,545							\$2,545								\$2,545							\$5,090	
C3021	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	3	7	800	SF	\$10.23	\$8,181									\$8,181									\$8,181				\$16,361	
C3021	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	3	7	800	SF	\$10.23	\$8,181									\$8,181									\$8,181				\$16,361	
C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	13500	SF	\$5.62	\$75,816						\$75,816														\$75,816		\$151,632	
C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	3500	SF	\$5.62	\$19,656						\$19,656														\$19,656		\$39,312	
C3025	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	5000	SF	\$8.49	\$42,471						\$42,471									\$42,471							\$84,942	
C3031	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	4	6	15000	SF	\$2.66	\$39,839							\$39,839										\$39,839					\$79,677	
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	12	8	4000	SF	\$3.64	\$14,555									\$14,555													\$14,555	
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	10	10	7000	SF	\$3.64	\$25,471												\$25,471										\$25,471	
D2011	Toilet, Flush Tank (Water Closet), Replace	20	10	10	3	EA	\$1,234.53	\$3,704													\$3,704									\$3,704	
D2011	Toilet, Tankless (Water Closet), Replace	20	10	10	8	EA	\$986.27	\$7,890													\$7,890									\$7,890	
D2012	Urinal, Vitreous China, Replace	20	10	10	6	EA	\$1,396.32	\$8,378													\$8,378									\$8,378	
D2014	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	11	9	12	EA	\$1,365.72	\$16,389											\$16,389											\$16,389	
D2014	Sink, Pot, Multi-compartment, Replace	30	16	14	15	EA	\$1,477.13	\$22,157															\$22,157							\$22,157	
D2018	Drinking Fountain, Vitreous China, Replace	15	11	4	1	EA	\$2,268.62	\$2,269						\$2,269														\$2,269		\$4,537	
D2018	Drinking Fountain, Refrigerated, Replace	10	4	6	1	EA	\$1,471.29	\$1,471							\$1,471								\$1,471							\$2,943	
D2023	Water Heater, 60 - 120 GAL, Replace	15	11	4	1	EA	\$12,517.62	\$12,518						\$12,518														\$12,518		\$25,035	
D2023	Water Storage Tank, 80 - 150 GAL, Replace	20	11	9	1	EA	\$2,504.46	\$2,504												\$2,504										\$2,504	
D2029	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	31	9	26000	SF	\$45.56	\$1,184,555											\$1,184,555											\$1,184,555	
D3032	Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$7,534.58	\$7,535						\$7,535													\$7,535			\$15,069	
D3032	Condensing Unit/Heat Pump, 8 - 10 TON, Replace	15	12	3	1	EA	\$18,515.58	\$18,516						\$18,516													\$18,516			\$37,031	
D3032	Split System HVAC, 4 TON, Replace	15	12	3	1	EA	\$9,009.00	\$9,009						\$9,009														\$9,009		\$18,018	
D3041	HVAC System Ductwork, Sheet Metal, Replace	30	30	0	10	SF	\$17.55	\$176	\$176																					\$176	
D3041	Gas Heater, 125 - 250 MBH, Replace	20	17	3	1	EA	\$7,085.58	\$7,086						\$7,086																\$7,086	
D3041	Gas Heater, 260 - 320 MBH, Replace	20	5	15	1	EA	\$8,501.28	\$8,501															\$8,501							\$8,501	
D3041	Gas Heater, 100 - 120 MBH, Replace	20	5	15	1	EA	\$5,185.71	\$5,186															\$5,186							\$5,186	
D3041	Gas Heater, 125 - 250 MBH, Replace	20	5	15	1	EA	\$7,085.58	\$7,086															\$7,086							\$7,086	
D3042	Exhaust Fan, 151 - 400 CFM, Replace	15	12	3	2	EA	\$1,754.45	\$3,509						\$3,509													\$3,509			\$7,018	
D3042	Exhaust Fan, 401 - 500 CFM, Replace	15	12	3	2	EA	\$1,822.06	\$3,644						\$3,644														\$3,644		\$7,288	
D3042	Exhaust Fan, 2001 - 5000 CFM, Replace	15	3	12	1	EA	\$3,232.55	\$3,233															\$3,233							\$3,233	
D3042	Exhaust Fan, 501 - 800 CFM, Replace	15	3	12	1	EA	\$2,047.85	\$2,048															\$2,048							\$2,048	
D3042	Exhaust Fan, 1001 - 1500 CFM, Replace	15	3	12	3	EA	\$2,255.69	\$6,767															\$6,767							\$6,767	
D3042	Exhaust Fan, 801 - 1000 CFM, Replace	15	3	12	1	EA	\$2,070.30	\$2,070															\$2,070							\$2,070	
D3042	Exhaust Fan, 5001 - 8500 CFM, Replace	15	3	12	1	EA	\$4,844.20	\$4,844															\$4,844							\$4,844	
D3042	Exhaust Fan, 1001 - 1500 CFM, Replace	15	3	12	1	EA	\$2,255.69	\$2,256															\$2,256							\$2,256	
D3042	Exhaust Fan, 501 - 800 CFM, Replace	15	3	12	1	EA	\$2,047.85	\$2,048															\$2,048							\$2,048	
D3052	Packaged Unit (RTU), 16 - 20 TON, Replace	15	12	3	1	EA	\$43,029.52	\$43,030						\$43,030													\$43,030			\$86,059	
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550						\$11,550													\$11,550			\$23,100	
D3052	Packaged Unit (RTU), 2 TON, Replace	15	12	3	1	EA	\$8,491.52	\$8,492						\$8,492													\$8,492			\$16,983	
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380						\$12,380													\$12,380			\$24,760	
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380						\$12,380													\$12,380			\$24,760	
D3052	Packaged Unit (RTU), 25 TON, Replace	15	12	3	1	EA	\$51,921.91	\$51,922						\$51,922													\$51,922			\$103,844	
D3052	Packaged Unit (RTU), 2.5 TON, Replace	15	12	3	1	EA	\$10,005.73	\$10,006						\$10,006													\$10,006			\$20,011	
D3052	Packaged Unit (RTU), 1.5 TON, Replace	15	12	3	1	EA	\$8,491.52	\$8,492						\$8,492													\$8,492			\$16,983	
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843						\$16,843													\$16,843			\$33,686	
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550						\$11,550													\$11,550			\$23,100	
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843						\$16,843													\$16,843			\$33,686	
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843						\$16,843													\$16,843			\$33,686	
D3052	Packaged Unit (RTU), 2 TON, Replace	15	12	3	1	EA	\$8,491.52	\$8,492						\$8,492													\$8,492			\$16,983	
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550						\$11,550													\$11,550			\$23,100	
D3052	Packaged Unit (RTU), 1.5 TON, Replace	15	12	3	1	EA	\$8,491.52	\$8,492						\$8,492													\$8,492			\$16,983	
D3052	Packaged Unit (RTU), 2.5 TON, Replace	15	12	3	1	EA	\$10,005.73	\$10,006						\$10,006													\$10,006			\$20,011	
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380						\$12,380													\$12,380			\$24,760	

Uniformat Code		Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
D3068		HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	26000	SF	\$6.27	\$163,051				\$163,051																			\$163,051	
D4019		Sprinkler Heads (per SF), Full Retrofit, School (per SF), Replace	20	17	3	26000	SF	\$1.56	\$40,459				\$40,459																			\$40,459	
D4091		Fire Suppression System, Kitchen (CO2), Replace	15	12	3	1	LF	\$5,203.11	\$5,203				\$5,203														\$5,203					\$10,406	
D5012		Secondary Transformer, 150 kVA, Replace	30	21	9	1	EA	\$18,489.83	\$18,490										\$18,490													\$18,490	
D5012		Switchboard, 600 AMP, Replace	30	21	9	2	EA	\$28,978.63	\$57,957										\$57,957													\$57,957	
D5012		Secondary Transformer, 113 kVA, Replace	30	21	9	1	EA	\$13,946.46	\$13,946										\$13,946													\$13,946	
D5012		Secondary Transformer, 45 kVA, Replace	30	21	9	1	EA	\$8,023.78	\$8,024										\$8,024													\$8,024	
D5019		Electrical Distribution System, School, Upgrade	40	26	14	26000	SF	\$58.24	\$1,514,308														\$1,514,308									\$1,514,308	
D5034		Public Address System, Replace	15	2	13	26000	SF	\$0.59	\$15,210													\$15,210										\$15,210	
D5037		Fire Alarm System, School, Install	20	16	4	26000	SF	\$3.66	\$95,215				\$95,215																			\$95,215	
D5037		Fire Alarm Control Panel, Addressable, Replace	15	6	9	1	EA	\$23,748.18	\$23,748										\$23,748													\$23,748	
D5038		Security/Surveillance System, Cameras and CCTV, Install	10	5	5	26000	SF	\$5.09	\$132,327					\$132,327										\$132,327								\$264,654	
E1093		Commercial Kitchen, IceMaker, Freestanding, Replace	15	12	3	1	EA	\$7,158.70	\$7,159				\$7,159														\$7,159					\$14,317	
E1093		Commercial Kitchen, Salad Table, Replace	15	12	3	2	EA	\$5,033.29	\$10,067				\$10,067														\$10,067					\$20,133	
E1093		Commercial Kitchen, Convection Oven, Single, Replace	10	6	4	2	EA	\$5,940.82	\$11,882				\$11,882										\$11,882									\$23,763	
E1093		Commercial Kitchen, Convection Oven, Double, Replace	10	6	4	3	EA	\$10,112.31	\$30,337				\$30,337										\$30,337									\$60,674	
E1093		Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle, Replace	15	11	4	1	EA	\$7,169.18	\$7,169				\$7,169														\$7,169					\$14,338	
E1093		Commercial Kitchen, Range/Oven, 6-Burner, Replace	15	11	4	1	EA	\$6,339.06	\$6,339				\$6,339														\$6,339					\$12,678	
E1093		Commercial Kitchen, Salad Table, Replace	15	11	4	8	EA	\$5,033.29	\$40,266				\$40,266														\$40,266					\$80,533	
E1093		Commercial Kitchen, Tilting Skillet, Replace	20	16	4	2	EA	\$26,254.80	\$52,510				\$52,510																			\$52,510	
E1093		Commercial Kitchen, Walk-In Refrigerator, Replace	20	16	4	1	EA	\$14,338.35	\$14,338				\$14,338																			\$14,338	
E1093		Commercial Kitchen, Exhaust Hood, Replace	15	11	4	1	EA	\$8,858.91	\$8,859				\$8,859															\$8,859					\$17,718
E1093		Commercial Kitchen, Convection Oven, Double, Replace	10	6	4	1	EA	\$10,112.31	\$10,112				\$10,112										\$10,112										\$20,225
E1093		Commercial Kitchen, Exhaust Hood, Replace	15	11	4	1	EA	\$8,858.91	\$8,859				\$8,859																\$8,859				\$17,718
E1093		Commercial Kitchen, Range, 2-Burner, Replace	15	11	4	1	EA	\$1,811.16	\$1,811				\$1,811															\$1,811				\$3,622	
E1093		Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	\$2,942.55	\$2,943				\$2,943															\$2,943				\$5,885	
E1093		Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$4,979.52	\$4,980								\$4,980															\$4,980	
E1093		Commercial Kitchen, Walk-In Freezer, Replace	20	11	9	1	EA	\$26,111.05	\$26,111										\$26,111													\$26,111	
E1093		Commercial Kitchen, IceMaker, Freestanding, Replace	15	6	9	1	EA	\$7,158.70	\$7,159										\$7,159													\$7,159	
E1093		Commercial Kitchen, Freezer, Chest, Replace	15	6	9	1	EA	\$1,834.78	\$1,835										\$1,835													\$1,835	
P000X		Fire Inspection, Fire Sprinkler and Alarm Inspection, Replace	0	15	0	1	EA	\$7,605.00	\$7,605	\$7,605																						\$7,605	
<b>Totals, Unescalated</b>									<b>\$7,781</b>	<b>\$4,019</b>	<b>\$0</b>	<b>\$383,434</b>	<b>\$619,144</b>	<b>\$181,980</b>	<b>\$41,310</b>	<b>\$20,808</b>	<b>\$56,165</b>	<b>\$1,360,718</b>	<b>\$109,346</b>	<b>\$13,588</b>	<b>\$72,620</b>	<b>\$61,825</b>	<b>\$1,646,803</b>	<b>\$197,733</b>	<b>\$432,710</b>	<b>\$16,361</b>	<b>\$339,941</b>	<b>\$186,504</b>	<b>\$12,724</b>			<b>\$5,765,513</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									<b>\$7,781</b>	<b>\$4,140</b>	<b>\$0</b>	<b>\$418,989</b>	<b>\$696,852</b>	<b>\$210,964</b>	<b>\$49,326</b>	<b>\$25,591</b>	<b>\$71,148</b>	<b>\$1,775,428</b>	<b>\$146,952</b>	<b>\$18,809</b>	<b>\$103,539</b>	<b>\$90,792</b>	<b>\$2,490,937</b>	<b>\$308,062</b>	<b>\$694,372</b>	<b>\$27,043</b>	<b>\$578,726</b>	<b>\$327,037</b>	<b>\$22,981</b>			<b>\$8,069,467</b>	

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Memorial High School / Building 200

Uniformat Code		Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011		Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	4800	SF	\$3.36	\$16,122						\$16,122										\$16,122							\$32,244
B2023		Storefront, Metal-Framed Windows w/out Door(s), Replace	30	15	15	200	SF	\$56.16	\$11,232														\$11,232									\$11,232
B2032		Exterior Door, Fiberglass, Replace	25	13	12	5	EA	\$936.39	\$4,682													\$4,682										\$4,682
B3011		Roof, Single-Ply TPO/PVC Membrane, Replace	20	4	16	6300	SF	\$18.64	\$117,420																\$117,420						\$117,420	
B3016		Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	2	8	100	LF	\$9.79	\$979								\$979										\$979					\$1,959
C1021		Interior Door, Wood Solid-Core, Replace	20	10	10	11	EA	\$1,665.04	\$18,315										\$18,315													\$18,315
C1021		Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	8	12	5	EA	\$2,255.80	\$11,279													\$11,279										\$11,279
C1023		Door Hardware System, School (per Door), Replace	20	17	3	5	EA	\$438.75	\$2,194				\$2,194																			\$2,194
C3012		Interior Wall Finish, Generic Surface, Prep & Paint	8	4	4	4000	SF	\$1.70	\$6,786				\$6,786									\$6,786						\$6,786				\$20,358
C3012		Interior Wall Finish, Wood Paneling, Refinish	10	3	7	1200	SF	\$1.79	\$2,148							\$2,148									\$2,148							\$4,296
C3012		Interior Wall Finish, Vinyl, Replace	15	7	8	2000	SF	\$2.66	\$5,312								\$5,312															\$5,312
C3012		Interior Wall Finish, Laminated Paneling, Replace	20	10	10	100	SF	\$17.91	\$1,791										\$1,791													\$1,791
C3024		Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	3500	SF	\$5.62	\$19,656						\$19,656																	\$19,656
C3024		Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	250	SF	\$5.62	\$1,404							\$1,404																\$1,404
C3025		Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	300	SF	\$8.49	\$2,548				\$2,548									\$2,548										\$5,097
C3025		Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	3000	SF	\$8.49																								





Uniformat Code	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	19	1	9200	SF	\$3.64	\$33,476		\$33,476																			\$33,476	
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	16	4	35000	SF	\$3.64	\$127,355				\$127,355																	\$127,355	
D2011	Toilet, Tankless (Water Closet), Replace	20	20	0	1	EA	\$986.27	\$986	\$986																		\$986	\$1,973		
D2011	Toilet, Tankless (Water Closet), Replace	20	12	8	15	EA	\$986.27	\$14,794								\$14,794												\$14,794		
D2011	Toilet, Flush Tank (Water Closet), Replace	20	12	8	2	EA	\$1,234.53	\$2,469								\$2,469												\$2,469		
D2012	Urinal, Vitreous China, Replace	20	10	10	7	EA	\$1,396.32	\$9,774										\$9,774										\$9,774		
D2014	Sink, Trough Style, Solid Surface, Vandalism Resistant, Replace	20	15	5	3	EA	\$2,728.44	\$8,185					\$8,185															\$8,185		
D2014	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	10	10	9	EA	\$1,365.72	\$12,291										\$12,291										\$12,291		
D2018	Drinking Fountain, Vitreous China, Replace	15	9	6	2	EA	\$2,268.62	\$4,537						\$4,537														\$4,537		
D2018	Drinking Fountain, Refrigerated, Replace	10	2	8	2	EA	\$1,471.29	\$2,943								\$2,943										\$2,943	\$2,943	\$5,885		
D2021	Mixing Valve, 2 IN, Replace	15	6	9	1	EA	\$1,361.58	\$1,362									\$1,362											\$1,362		
D2023	Water Heater, 81 - 100 GAL, Replace	15	12	3	1	EA	\$8,876.46	\$8,876				\$8,876														\$8,876	\$8,876	\$17,753		
D2023	Water Heater, 30 GAL, Replace	15	12	3	1	EA	\$2,034.51	\$2,035				\$2,035														\$2,035	\$2,035	\$4,069		
D2029	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	31	9	63400	SF	\$45.56	\$2,888,491									\$2,888,491											\$2,888,491		
D2091	Air Compressor, 2 HP, Replace	20	17	3	2	EA	\$7,735.72	\$15,471				\$15,471																\$15,471		
D3041	Energy Recovery Unit, Outdoors, 4000 to 5000 CFM, Replace	15	12	3	1	EA	\$13,288.86	\$13,289				\$13,289														\$13,289	\$13,289	\$26,578		
D3041	Energy Recovery Unit, Outdoors, 4000 to 5000 CFM, Replace	15	12	3	1	EA	\$13,288.86	\$13,289				\$13,289														\$13,289	\$13,289	\$26,578		
D3041	Energy Recovery Unit, Outdoors, 4000 to 5000 CFM, Replace	15	12	3	1	EA	\$13,288.86	\$13,289				\$13,289														\$13,289	\$13,289	\$26,578		
D3041	Energy Recovery Unit, Outdoors, 4000 to 5000 CFM, Replace	15	12	3	1	EA	\$13,288.86	\$13,289				\$13,289														\$13,289	\$13,289	\$26,578		
D3041	Gas Heater, 125 - 250 MBH, Replace	20	17	3	1	EA	\$7,085.58	\$7,086				\$7,086																\$7,086		
D3042	Exhaust Fan, 151 - 400 CFM, Replace	15	12	3	11	EA	\$1,754.45	\$19,299				\$19,299														\$19,299	\$19,299	\$38,598		
D3042	Exhaust Fan, 251 - 800 CFM, Replace	15	12	3	1	EA	\$2,365.59	\$2,366				\$2,366														\$2,366	\$2,366	\$4,731		
D3042	Exhaust Fan, 1001 - 1500 CFM, Replace	15	5	10	21	EA	\$2,255.69	\$47,369										\$47,369										\$47,369		
D3042	Exhaust Fan, 2001 - 3500 CFM, Replace	15	5	10	1	EA	\$3,232.55	\$3,233										\$3,233										\$3,233		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 2.5 TON, Replace	15	12	3	1	EA	\$10,005.73	\$10,006				\$10,006														\$10,006	\$10,006	\$20,011		
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380	\$12,380	\$24,760		
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380	\$12,380	\$24,760		
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380	\$12,380	\$24,760		
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550														\$11,550	\$11,550	\$23,100		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 5 TON, Replace	15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150														\$13,150	\$13,150	\$26,300		
D3052	Packaged Unit (RTU), 2 TON, Replace	15	12	3	1	EA	\$8,491.52	\$8,492				\$8,492														\$8,492	\$8,492	\$16,983		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550														\$11,550	\$11,550	\$23,100		
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380	\$12,380	\$24,760		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 5 TON, Replace	15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150														\$13,150	\$13,150	\$26,300		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550														\$11,550	\$11,550	\$23,100		
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380	\$12,380	\$24,760		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 5 TON, Replace	15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150														\$13,150	\$13,150	\$26,300		
D3052	Packaged Unit (RTU), 5 TON, Replace	15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150														\$13,150	\$13,150	\$26,300		
D3052	Packaged Unit (RTU), 2 TON, Replace	15	12	3	1	EA	\$8,491.52	\$8,492				\$8,492														\$8,492	\$8,492	\$16,983		
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550														\$11,550	\$11,550	\$23,100		
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843	\$16,843	\$33,686		
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550														\$11,550	\$11,550	\$23,100		



Uniformat Code	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
C1021	Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	5	15	4	EA	\$2,255.80	\$9,023																\$9,023					\$9,023	
C1023	Door Hardware System, School (per Door), Replace	20	17	3	15	EA	\$438.75	\$6,581				\$6,581																	\$6,581	
C1031	Toilet Partitions, Wood, Replace	20	5	15	9	EA	\$544.08	\$4,897																\$4,897					\$4,897	
C3012	Interior Wall Finish, Generic Surface, Prep & Paint	8	4	4	500	SF	\$1.70	\$848					\$848								\$848						\$848		\$2,545	
C3012	Interior Wall Finish, Generic Surface, Prep & Paint	8	4	4	3000	SF	\$1.70	\$5,090					\$5,090								\$5,090						\$5,090		\$15,269	
C3012	Interior Wall Finish, Generic Surface, Prep & Paint	8	3	5	14000	SF	\$1.70	\$23,751						\$23,751							\$23,751								\$47,502	
C3012	Interior Wall Finish, Generic Surface, Prep & Paint	8	2	6	1400	SF	\$1.70	\$2,375							\$2,375							\$2,375							\$4,750	
C3012	Interior Wall Finish, Vinyl, Replace	15	6	9	3000	SF	\$2.66	\$7,968										\$7,968											\$7,968	
C3012	Interior Wall Finish, Ceramic Tile, Replace	25	15	10	1100	SF	\$19.36	\$21,300											\$21,300										\$21,300	
C3012	Interior Wall Finish, Vinyl, Replace	15	3	12	6000	SF	\$2.66	\$15,935													\$15,935								\$15,935	
C3012	Interior Wall Finish, Laminated Paneling, Replace	20	8	12	600	SF	\$17.91	\$10,748													\$10,748								\$10,748	
C3012	Interior Wall Finish, Laminated Paneling, Replace	20	5	15	512	SF	\$17.91	\$9,171															\$9,171						\$9,171	
C3021	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	4	6	600	SF	\$10.23	\$6,135							\$6,135									\$6,135					\$12,271	
C3021	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	3	7	800	SF	\$10.23	\$8,181							\$8,181										\$8,181				\$16,361	
C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	8000	SF	\$5.62	\$44,928				\$44,928														\$44,928			\$89,856	
C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	6500	SF	\$5.62	\$36,504								\$36,504													\$36,504	
C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	8000	SF	\$5.62	\$44,928									\$44,928												\$44,928	
C3024	Interior Floor Finish, Maple Sports Floor, Replace	30	10	20	900	SF	\$11.99	\$10,793																		\$10,793			\$10,793	
C3025	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	1500	SF	\$8.49	\$12,741			\$12,741										\$12,741								\$25,483	
C3025	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	8000	SF	\$8.49	\$67,954				\$67,954										\$67,954							\$135,907	
C3025	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	2800	SF	\$8.49	\$23,784				\$23,784										\$23,784							\$47,568	
C3025	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	3	7	2000	SF	\$8.14	\$16,286							\$16,286									\$16,286					\$32,573	
C3031	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	4	6	600	SF	\$2.66	\$1,594							\$1,594									\$1,594					\$3,187	
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	2800	SF	\$3.64	\$10,188				\$10,188																	\$10,188	
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	10	10	16000	SF	\$3.64	\$58,219											\$58,219										\$58,219	
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	8	12	7800	SF	\$3.64	\$28,382													\$28,382								\$28,382	
D2011	Toilet, Flush Tank (Water Closet), Replace	20	10	10	2	EA	\$1,234.53	\$2,469											\$2,469										\$2,469	
D2011	Toilet, Tankless (Water Closet), Replace	20	10	10	9	EA	\$986.27	\$8,876												\$8,876									\$8,876	
D2012	Urinal, Vitreous China, Replace	20	10	10	8	EA	\$1,396.32	\$11,171												\$11,171									\$11,171	
D2014	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	10	10	14	EA	\$1,365.72	\$19,120											\$19,120										\$19,120	
D2018	Drinking Fountain, Vitreous China, Replace	15	10	5	2	EA	\$2,268.62	\$4,537						\$4,537													\$4,537		\$9,074	
D2023	Water Heater, 30 - 52 GAL, Replace	15	12	3	1	EA	\$2,034.51	\$2,035				\$2,035													\$2,035				\$4,069	
D2023	Water Heater, 30 - 52 GAL, Replace	15	12	3	1	EA	\$2,034.51	\$2,035				\$2,035													\$2,035				\$4,069	
D2023	Water Heater, 81 - 100 GAL, Replace	15	12	3	1	EA	\$8,876.46	\$8,876				\$8,876													\$8,876				\$17,753	
D2029	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	31	9	50900	SF	\$45.56	\$2,318,994									\$2,318,994												\$2,318,994	
D2091	Air Compressor, 5 HP, Replace	20	17	3	1	EA	\$11,293.09	\$11,293				\$11,293																	\$11,293	
D3041	Gas Heater, 125 - 250 MBH, Replace	20	17	3	1	EA	\$7,085.58	\$7,086				\$7,086																	\$7,086	
D3042	Exhaust Fan, 60 - 150 CFM, Replace	15	12	3	3	EA	\$1,725.06	\$5,175				\$5,175														\$5,175			\$10,350	
D3042	Exhaust Fan, 501 - 800 CFM, Replace	15	12	3	4	EA	\$2,047.85	\$8,191				\$8,191														\$8,191			\$16,383	
D3042	Exhaust Fan, 151 - 400 CFM, Replace	15	11	4	9	EA	\$1,754.45	\$15,790				\$15,790														\$15,790			\$31,580	
D3042	Exhaust Fan, 1001 - 1500 CFM, Replace	15	4	11	5	EA	\$2,255.69	\$11,278											\$11,278										\$11,278	
D3051	Unit Heater, 76 - 125 MBH, Replace	20	5	15	2	EA	\$5,858.17	\$11,716																\$11,716					\$11,716	
D3051	Unit Heater, 126 - 180 MBH, Replace	20	5	15	3	EA	\$7,234.67	\$21,704																\$21,704					\$21,704	
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380			\$24,760	
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843			\$33,686	
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550														\$11,550			\$23,100	
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843			\$33,686	
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380			\$24,760	
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380			\$24,760	
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380			\$24,760	
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380			\$24,760	
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843														\$16,843			\$33,686	
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380														\$12,380			\$24,760	
D3052	Packaged Unit (RTU), 5 TON, Replace	15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150														\$13,150			\$26,300	

Uniformat Code	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate					
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550															\$11,550			\$23,100					
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550															\$11,550			\$23,100					
D3052	Packaged Unit (RTU), 5 TON, Replace	15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150															\$13,150			\$26,300					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 2 TON, Replace	15	12	3	1	EA	\$8,491.52	\$8,492				\$8,492															\$8,492			\$16,983					
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843															\$16,843			\$33,686					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550															\$11,550			\$23,100					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 5 TON, Replace	15	12	3	1	EA	\$13,149.97	\$13,150				\$13,150															\$13,150			\$26,300					
D3052	Packaged Unit (RTU), 2 TON, Replace	15	12	3	1	EA	\$8,491.52	\$8,492				\$8,492															\$8,492			\$16,983					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 2.5 TON, Replace	15	12	3	1	EA	\$10,005.73	\$10,006				\$10,006															\$10,006			\$20,011					
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550															\$11,550			\$23,100					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 4 TON, Replace	15	12	3	1	EA	\$12,380.23	\$12,380				\$12,380															\$12,380			\$24,760					
D3052	Packaged Unit (RTU), 2 TON, Replace	15	12	3	1	EA	\$8,491.52	\$8,492				\$8,492															\$8,492			\$16,983					
D3068	HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	50900	SF	\$6.27	\$319,204				\$319,204																		\$319,204					
D4019	Sprinkler Heads (per SF), Replace	20	17	3	50900	SF	\$1.56	\$79,205				\$79,205																		\$79,205					
D5012	Switchboard, 1600 AMP, Replace	30	23	7	1	EA	\$34,403.10	\$34,403							\$34,403															\$34,403					
D5012	Secondary Transformer, 15 kVA, Replace	30	21	9	1	EA	\$6,382.29	\$6,382										\$6,382												\$6,382					
D5012	Secondary Transformer, 150 kVA, Replace	30	21	9	1	EA	\$18,489.83	\$18,490										\$18,490												\$18,490					
D5012	Secondary Transformer, 113 kVA, Replace	30	20	10	1	EA	\$13,946.46	\$13,946											\$13,946											\$13,946					
D5012	Secondary Transformer, 45 kVA, Replace	30	18	12	1	EA	\$8,023.78	\$8,024													\$8,024									\$8,024					
D5012	Distribution Panel, 200 AMP, Replace	30	16	14	1	EA	\$11,439.16	\$11,439														\$11,439								\$11,439					
D5019	Electrical Distribution System, School, Upgrade	40	26	14	50900	SF	\$58.24	\$2,964,548															\$2,964,548							\$2,964,548					
D5034	Public Address System, Replace	15	3	12	50900	SF	\$0.59	\$29,777														\$29,777								\$29,777					
D5037	Fire Alarm System, School, Install	20	16	4	50900	SF	\$3.66	\$186,401				\$186,401																		\$186,401					
D5038	Security/Surveillance System, Cameras and CCTV, Install	10	5	5	50900	SF	\$5.09	\$259,056					\$259,056										\$259,056							\$259,056					
E1027	Laboratory Exhaust Hood, 6 LF, Replace	15	15	0	1	EA	\$4,191.12	\$4,191	\$4,191															\$4,191						\$4,191					
E1093	Commercial Kitchen, Dishwasher, Replace	10	6	4	1	EA	\$23,004.33	\$23,004				\$23,004										\$23,004								\$23,004					
E1093	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	11	4	4	EA	\$4,979.52	\$19,918				\$19,918															\$19,918			\$39,836					
E1094	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	15	0	4	EA	\$476.68	\$1,907	\$1,907														\$1,907							\$1,907					
E1094	Residential Appliances, Range, Gas, Replace	15	11	4	4	EA	\$898.69	\$3,595				\$3,595															\$3,595			\$7,190					
<b>Totals, Unescalated</b>									<b>\$6,098</b>	<b>\$0</b>	<b>\$12,741</b>	<b>\$712,609</b>	<b>\$573,850</b>	<b>\$339,404</b>	<b>\$10,104</b>	<b>\$58,870</b>	<b>\$41,009</b>	<b>\$2,396,762</b>	<b>\$262,341</b>	<b>\$11,278</b>	<b>\$134,954</b>	<b>\$115,488</b>	<b>\$3,007,017</b>	<b>\$373,725</b>	<b>\$956,408</b>	<b>\$24,467</b>	<b>\$511,022</b>	<b>\$39,303</b>	<b>\$35,526</b>				<b>\$9,622,976</b>		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									<b>\$6,098</b>	<b>\$0</b>	<b>\$13,517</b>	<b>\$778,687</b>	<b>\$645,873</b>	<b>\$393,462</b>	<b>\$12,065</b>	<b>\$72,403</b>	<b>\$51,949</b>	<b>\$3,127,230</b>	<b>\$352,564</b>	<b>\$15,612</b>	<b>\$192,412</b>	<b>\$169,599</b>	<b>\$4,548,382</b>	<b>\$582,251</b>	<b>\$1,534,755</b>	<b>\$40,440</b>	<b>\$869,981</b>	<b>\$68,918</b>	<b>\$64,164</b>						<b>\$13,540,363</b>

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Memorial High School / Building 500/600

Uniformat Code	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	15500	SF	\$3.36	\$52,060							\$52,060										\$52,060					\$52,060
B2021	Window, SF, Replace	30	20	10	10	EA	\$1,534.15	\$15,342												\$15,342										\$15,342
B2021	Window, SF, Replace	30	20	10	24	EA	\$1,534.15	\$36,820												\$36,820										\$36,820
B2032	Exterior Door, Steel, Replace	25	17	8	2	EA	\$1,111.64	\$2,223									\$2,223													\$2,223
B2032	Exterior Door, Fiberglass, Replace	25	13	12	17	EA	\$936.39	\$15,919													\$15,919									\$15,919
B3011	Roof, Single-Ply TPO/PVC Membrane, Replace	20	4	16	30500	SF	\$18.64	\$568,462																	\$568,462					\$568,462











Uniformat Code	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate				
G2041	Fences & Gates, Painted Surface, Prep & Paint	10	2	8	500	SF	\$3.36	\$1,679									\$1,679										\$1,679				\$3,358			
G2041	Fences & Gates, Chain Link Swing Gate, Large Manual, Replace	20	5	15	4	EA	\$1,836.30	\$7,345															\$7,345								\$7,345			
G2047	Sports Apparatus, Basketball Backstop, Replace	10	3	7	8	EA	\$11,039.70	\$88,318								\$88,318										\$88,318					\$176,635			
G2047	Sports Apparatus, Basketball Backstop, Replace	10	2	8	6	EA	\$11,039.70	\$66,238									\$66,238										\$66,238				\$132,476			
G2047	Sports Apparatus, Scoreboard, Replace	20	8	12	2	EA	\$24,694.64	\$49,389													\$49,389										\$49,389			
P000X	Engineer, Structural, General, investigate	0	0	0	1	EA	\$7,605.00	\$7,605	\$7,605																						\$7,605			
<b>Totals, Unescalated</b>									<b>\$9,392</b>	<b>\$0</b>	<b>\$0</b>	<b>\$493,245</b>	<b>\$115,780</b>	<b>\$295,056</b>	<b>\$126,209</b>	<b>\$148,154</b>	<b>\$98,279</b>	<b>\$32,284</b>	<b>\$573,943</b>	<b>\$130,467</b>	<b>\$1,015,426</b>	<b>\$29,789</b>	<b>\$41,366</b>	<b>\$340,899</b>	<b>\$119,552</b>	<b>\$148,154</b>	<b>\$193,629</b>	<b>\$9,532</b>	<b>\$986</b>		<b>\$3,922,142</b>			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									<b>\$9,392</b>	<b>\$0</b>	<b>\$0</b>	<b>\$538,982</b>	<b>\$130,312</b>	<b>\$342,051</b>	<b>\$150,700</b>	<b>\$182,210</b>	<b>\$124,497</b>	<b>\$42,123</b>	<b>\$771,332</b>	<b>\$180,596</b>	<b>\$1,447,755</b>	<b>\$43,746</b>	<b>\$62,570</b>	<b>\$531,110</b>	<b>\$191,845</b>	<b>\$244,876</b>	<b>\$329,641</b>	<b>\$16,714</b>	<b>\$1,781</b>					<b>\$5,342,234</b>

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Memorial High School / Pool Building

Uniformat Code	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3300	SF	\$3.36	\$11,084						\$11,084										\$11,084							\$22,168		
B2021	Window, SF, Replace	30	20	10	6	EA	\$683.53	\$4,101												\$4,101											\$4,101		
B2032	Exterior Door, Steel, Replace	25	12	13	3	EA	\$1,111.64	\$3,335														\$3,335									\$3,335		
B3011	Roof, Single-Ply TPO/PVC Membrane, Replace	20	4	16	1100	SF	\$18.64	\$20,502																	\$20,502						\$20,502		
C1031	Toilet Partitions, Wood, Replace	20	5	15	8	EA	\$544.08	\$4,353																\$4,353							\$4,353		
C3012	Interior Wall Finish, Ceramic Tile, Replace	25	7	18	800	SF	\$19.36	\$15,491																			\$15,491				\$15,491		
C3031	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	4	6	500	SF	\$2.66	\$1,328							\$1,328										\$1,328						\$2,656		
D2011	Toilet, Tankless (Water Closet), Replace	20	10	10	8	EA	\$986.27	\$7,890												\$7,890											\$7,890		
D2012	Urinal, Vitreous China, Replace	20	8	12	4	EA	\$1,396.32	\$5,585																\$5,585							\$5,585		
D2014	Sink/Lavatory, Stainless Steel, Replace	20	8	12	2	EA	\$1,233.24	\$2,466															\$2,466								\$2,466		
D2018	Drinking Fountain, Vitreous China, Replace	15	8	7	2	EA	\$2,268.62	\$4,537								\$4,537															\$4,537		
D2023	Water Storage Tank, 251 - 500 GAL, Replace	20	16	4	2	EA	\$5,202.43	\$10,405					\$10,405																		\$10,405		
D2029	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	31	9	2400	SF	\$45.56	\$109,344											\$109,344												\$109,344		
D3042	Exhaust Fan, 100 - 250 CFM, Replace	15	6	9	2	EA	\$1,754.45	\$3,509																							\$3,509		
D3068	HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	2400	SF	\$6.27	\$15,051					\$15,051																		\$15,051		
D5012	Secondary Transformer, 113 kVA, Replace	30	27	3	1	EA	\$13,946.46	\$13,946					\$13,946																		\$13,946		
D5012	Switchboard, 2500 AMP, Replace	30	27	3	1	EA	\$34,403.10	\$34,403					\$34,403																		\$34,403		
D5012	Switchboard, 2000 AMP, Replace	30	26	4	1	EA	\$34,403.10	\$34,403					\$34,403																		\$34,403		
D5019	Electrical Distribution System, School, Upgrade	40	26	14	2400	SF	\$58.24	\$139,782																\$139,782							\$139,782		
D5034	Public Address System, Replace	15	3	12	2400	SF	\$0.59	\$1,404													\$1,404										\$1,404		
D5037	Fire Alarm System, School, Install	20	16	4	2400	SF	\$3.66	\$8,789					\$8,789																		\$8,789		
D5038	Security/Surveillance System, Cameras and CCTV, Install	10	5	5	2400	SF	\$5.09	\$12,215						\$12,215										\$12,215							\$12,215		
D5092	Generator, 10 - 30 kW, Replace	25	22	3	1	EA	\$35,570.11	\$35,570					\$35,570																		\$35,570		
F1041	Swimming Pool Heater, 750 MBH, Replace	15	12	3	1	EA	\$20,152.08	\$20,152					\$20,152														\$20,152				\$40,304		
F1041	Aquatics, 11 - 20 HP, Replace	10	7	3	1	EA	\$13,650.71	\$13,651					\$13,651									\$13,651									\$27,301		
F1041	Swimming Pool Filtration System, , Replace	15	11	4	3	EA	\$7,877.95	\$23,634					\$23,634															\$23,634			\$47,268		
F1041	Aquatics, 1 - 10 HP, Replace	10	6	4	1	EA	\$7,956.28	\$7,956					\$7,956										\$7,956								\$15,913		
F1041	Swimming Pool Plaster, , Refinish	15	10	5	7500	SF	\$6.55	\$49,140						\$49,140															\$49,140		\$98,280		
F1041	Swimming Pool Cover, Triple Reel, 18', Replace	15	10	5	3	EA	\$2,877.04	\$8,631						\$8,631															\$8,631		\$17,262		
F1041	Aquatics, 1 - 10 HP, Replace	10	2	8	1	EA	\$7,956.28	\$7,956										\$7,956									\$7,956				\$15,913		
F1041	Swimming Pool Filtration System, , Replace	15	6	9	1	EA	\$7,877.95	\$7,878										\$7,878									\$7,878				\$7,878		
F1041	Swimming Pool Heater, 750 MBH, Replace	15	2	13	1	EA	\$20,152.08	\$20,152														\$20,152									\$20,152		
F1041	Swimming Pool Gutter System, , Replace	50	30	20	450	LF	\$533.18	\$239,931																				\$239,931			\$239,931		
F1041	Swimming Pool Ladder, , Replace	50	30	20	4	EA	\$1,047.57	\$4,190																				\$4,190			\$4,190		
G2047	Sports Apparatus, Scoreboard, Replace	20	10	10	1	EA	\$24,694.64	\$24,695																\$24,695							\$24,695		
G2047	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (Per EA Seat)	25	10	15	500	EA	\$230.49	\$115,245																	\$115,245						\$115,245		
G4021	Pole Light, 80 - 100 WATT, Replace/Install	20	6	14	3	EA	\$3,183.57	\$9,551																\$9,551							\$9,551		
<b>Totals, Unescalated</b>									<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$117,722</b>	<b>\$100,238</b>	<b>\$81,070</b>	<b>\$1,328</b>	<b>\$4,537</b>	<b>\$7,956</b>	<b>\$120,730</b>	<b>\$36,686</b>	<b>\$0</b>	<b>\$9,456</b>	<b>\$37,138</b>	<b>\$157,289</b>	<b>\$142,896</b>	<b>\$21,830</b>	<b>\$0</b>	<b>\$43,599</b>	<b>\$23,634</b>	<b>\$301,893</b>		<b>\$1,208,002</b>		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$128,639</b>	<b>\$112,819</b>	<b>\$93,982</b>	<b>\$1,586</b>	<b>\$5,580</b>	<b>\$10,079</b>	<b>\$157,526</b>	<b>\$49,303</b>	<b>\$0</b>	<b>\$13,482</b>	<b>\$54,538</b>	<b>\$237,914</b>	<b>\$222,628</b>	<b>\$35,031</b>	<b>\$0</b>	<b>\$74,225</b>	<b>\$41,442</b>	<b>\$545,252</b>				<b>\$1,784,023</b>

\* Markup/LocationFactor (1.17) has been included in unit costs.



Uniformat Code	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B3011	Roof, Metal, Replace	40	28	12	1100	SF	\$14.57	\$16,023													\$16,023										\$16,023
B3011	Roof, Metal, Replace	40	28	12	1100	SF	\$14.57	\$16,023													\$16,023										\$16,023
B3011	Roof, Metal, Replace	40	28	12	1200	SF	\$14.57	\$17,480													\$17,480										\$17,480
B3016	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	120	LF	\$9.79	\$1,175					\$1,175										\$1,175							\$2,350	
C3012	Interior Wall Finish, Vinyl, Replace	15	10	5	4000	SF	\$2.66	\$10,624					\$10,624															\$10,624		\$21,247	
C3025	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	3200	SF	\$8.49	\$27,181			\$27,181										\$27,181										\$54,363
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	13	7	3200	SF	\$3.64	\$11,644							\$11,644															\$11,644	
D3032	Condensing Unit/Heat Pump, 3.5 TON, Replace	15	12	3	1	EA	\$4,831.25	\$4,831				\$4,831															\$4,831			\$9,662	
D3052	Heat Pump, 3.5 TON, Replace	15	12	3	3	EA	\$10,446.02	\$31,338				\$31,338															\$31,338			\$62,676	
D3052	Heat Pump, 2.5 - 3 TON, Replace	15	12	3	4	EA	\$6,751.99	\$27,008				\$27,008															\$27,008			\$54,016	
D3052	Packaged Unit (RTU), 3 TON, Replace	15	12	3	1	EA	\$11,550.12	\$11,550				\$11,550															\$11,550			\$23,100	
D3052	Heat Pump, 2.5 - 3 TON, Replace	15	12	3	2	EA	\$6,751.99	\$13,504				\$13,504															\$13,504			\$27,008	
D3052	Heat Pump, 3.5 - 5 TON, Replace	15	12	3	1	EA	\$10,446.02	\$10,446				\$10,446															\$10,446			\$20,892	
D3052	Heat Pump, 2.5 - 3 TON, Replace	15	12	3	2	EA	\$6,751.99	\$13,504				\$13,504															\$13,504			\$27,008	
D3068	HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	9600	SF	\$6.27	\$60,204					\$60,204																	\$60,204	
D5019	Electrical Distribution System, School, Upgrade	40	26	14	9600	SF	\$58.24	\$559,129															\$559,129							\$559,129	
D5034	Public Address System, Replace	15	3	12	9600	SF	\$0.59	\$5,616													\$5,616										\$5,616
D5037	Fire Alarm System, School, Install	20	16	4	9600	SF	\$3.66	\$35,156					\$35,156																	\$35,156	
<b>Totals, Unescalated</b>									\$21,620	\$0	\$61,019	\$219,050	\$141,955	\$11,799	\$47,022	\$11,644	\$0	\$0	\$12,221	\$0	\$105,064	\$0	\$559,129	\$1,175	\$47,022	\$0	\$112,181	\$0	\$32,244	\$1,383,145	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$21,620	\$0	\$64,736	\$239,361	\$159,772	\$13,678	\$56,147	\$14,320	\$0	\$0	\$16,424	\$0	\$149,796	\$0	\$845,733	\$1,831	\$75,457	\$0	\$190,981	\$0	\$58,236	\$1,908,092	

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Memorial High School / Portables 732-734

Uniformat Code	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Exterior Wall, Textured Plywood (T1-11), Replace	20	18	2	800	SF	\$13.56	\$10,848			\$10,848																			\$10,848
B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3800	SF	\$3.36	\$12,763					\$12,763										\$12,763							\$25,526
B2011	Exterior Wall, Textured Plywood (T1-11), Replace	20	11	9	3000	SF	\$13.56	\$40,681									\$40,681													\$40,681
B2021	Window, SF, Replace	30	18	12	6	EA	\$1,018.43	\$6,111													\$6,111									\$6,111
B2032	Exterior Door, Steel, Replace	25	11	14	3	EA	\$1,111.64	\$3,335															\$3,335							\$3,335
B3011	Roof, Metal, Replace	40	28	12	1300	SF	\$14.57	\$18,936													\$18,936									\$18,936
B3011	Roof, Metal, Replace	40	28	12	1300	SF	\$14.57	\$18,936													\$18,936									\$18,936
B3011	Roof, Metal, Replace	40	28	12	1300	SF	\$14.57	\$18,936													\$18,936									\$18,936
B3016	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	120	LF	\$9.79	\$1,175					\$1,175										\$1,175							\$2,350
C3012	Interior Wall Finish, Vinyl, Replace	15	6	9	3200	SF	\$2.66	\$8,499									\$8,499													\$8,499
C3025	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	2400	SF	\$8.49	\$20,386			\$20,386										\$20,386									\$40,772
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	10	10	2400	SF	\$3.64	\$8,733										\$8,733												\$8,733
D3052	Heat Pump, 3.5 - 5 TON, Replace	15	12	3	3	EA	\$10,446.02	\$31,338				\$31,338															\$31,338			\$62,676
D3068	HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	2400	SF	\$6.27	\$15,051					\$15,051																	\$15,051
D5019	Electrical Distribution System, School, Upgrade	40	26	14	2400	SF	\$58.24	\$139,782															\$139,782							\$139,782
D5037	Fire Alarm System, School, Install	20	16	4	2400	SF	\$3.66	\$8,789					\$8,789																	\$8,789
<b>Totals, Unescalated</b>									\$0	\$0	\$31,234	\$31,338	\$23,840	\$13,938	\$0	\$0	\$0	\$49,180	\$8,733	\$0	\$83,306	\$0	\$143,117	\$13,938	\$0	\$0	\$31,338	\$0	\$0	\$429,963
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$0	\$33,136	\$34,244	\$26,832	\$16,158	\$0	\$0	\$0	\$64,168	\$11,736	\$0	\$118,774	\$0	\$216,478	\$21,715	\$0	\$0	\$53,351	\$0	\$0	\$596,594

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Memorial High School / Site

Uniformat Code	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D2018	Drinking Fountain, Refrigerated, Replace	10	7	3	1	EA	\$1,471.29	\$1,471				\$1,471										\$1,471								\$2,943
D2021	Backflow Preventer, 8 INCH, Replace	15	11	4	1	EA	\$15,274.06	\$15,274					\$15,274															\$15,274		\$30,548
D2021	Backflow Preventer, 4 INCH, Replace	15	11	4	1	EA	\$7,021.66	\$7,022					\$7,022															\$7,022		\$14,043
D2021	Backflow Preventer, 4 INCH, Replace	15	11	4	1	EA	\$7,021.66	\$7,022					\$7,022															\$7,022		\$14,043
D4011	Backflow Preventer, INCH, Replace	15	11	4	1	EA	\$10,933.10	\$10,933					\$10,933															\$10,933		\$21,866
D5012	Switchboard, 4000 AMP, Replace	30	21	9	1	EA	\$34,403.10	\$34,403										\$34,403												\$34,403
E1099	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace	20	5	15	400	EA	\$141.57	\$56,628																\$56,628						\$56,628

Uniformat Code	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
E1099	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace	20		5	15	1500	EA	\$141.57	\$212,355																						\$212,355	\$212,355
G2022	Parking Lots, Asphalt Pavement, Overlay	25		23	2	120000	SF	\$2.09	\$251,316			\$251,316																				\$251,316
G2022	Parking Lots, Asphalt Pavement, Cut & Patch	25		23	2	600	SF	\$5.80	\$3,482			\$3,482																				\$3,482
G2022	Parking Lots, Asphalt Pavement, Seal & Stripe	5		2	3	53000	SF	\$0.44	\$23,564				\$23,564				\$23,564					\$23,564						\$23,564				\$94,255
G2022	Parking Lots, Asphalt Pavement, Seal & Stripe	5		2	3	120000	SF	\$0.44	\$53,352				\$53,352				\$53,352					\$53,352					\$53,352					\$213,408
G2023	Parking Lots, Bollard, Replace	30		20	10	28	EA	\$1,110.82	\$31,103										\$31,103													\$31,103
G2031	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30		29	1	600	SF	\$10.53	\$6,318		\$6,318																					\$6,318
G2041	Fences & Gates, Chain Link, 8' High, Replace	30		15	15	800	LF	\$63.06	\$50,450														\$50,450									\$50,450
G2041	Fences & Gates, Metal Tube, 6' High, Replace	30		10	20	600	LF	\$93.61	\$56,167																			\$56,167				\$56,167
G2041	Fences & Gates, Chain Link, 4' High, Replace	30		10	20	4600	LF	\$35.70	\$164,215																			\$164,215				\$164,215
G2044	Signage, Property, Monument/Pylon, Replace/Install	20		3	17	1	EA	\$10,064.34	\$10,064																	\$10,064						\$10,064
G2045	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	20		10	10	25	EA	\$1,628.06	\$40,701										\$40,701													\$40,701
G2047	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5		2	3	49000	SF	\$0.45	\$21,814				\$21,814				\$21,814					\$21,814					\$21,814					\$87,256
G2047	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5		2	3	56000	SF	\$0.45	\$24,930				\$24,930				\$24,930					\$24,930					\$24,930					\$99,721
G2047	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25		21	4	56000	SF	\$3.84	\$214,906				\$214,906																			\$214,906
G2047	Sports Apparatus, Scoreboard, Replace	20		16	4	2	EA	\$24,694.64	\$49,389				\$49,389																			\$49,389
G2047	Sports Apparatus, Basketball Backstop, Replace	10		4	6	12	EA	\$11,039.70	\$132,476						\$132,476										\$132,476							\$264,953
G2047	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25		13	12	49000	SF	\$3.84	\$188,042												\$188,042											\$188,042
G2047	Sports Apparatus, Scoreboard, Replace	20		3	17	1	EA	\$24,694.64	\$24,695																	\$24,695						\$24,695
G2055	Landscaping, Mature Tree, Remove/Trim	20		18	2	10	EA	\$1,450.45	\$14,504			\$14,504																				\$14,504
G2057	Irrigation System, , Replace/Install	25		16	9	138000	SF	\$3.70	\$510,214										\$510,214													\$510,214
G4021	Pole Light, 135 - 1000 WATT, Replace/Install	20		6	14	1	EA	\$9,972.31	\$9,972														\$9,972									\$9,972
G4021	Pole Light, 105 - 200 WATT, Replace/Install	20		6	14	17	EA	\$3,864.51	\$65,697														\$65,697									\$65,697
G4021	Pole Light, 80 - 100 WATT, Replace/Install	20		3	17	20	EA	\$3,183.57	\$63,671																	\$63,671						\$63,671
<b>Totals, Unescalated</b>										\$0	\$6,318	\$269,302	\$125,132	\$304,545	\$0	\$132,476	\$0	\$123,660	\$544,617	\$71,804	\$0	\$188,042	\$125,132	\$75,669	\$319,433	\$132,476	\$98,430	\$123,660	\$40,250	\$220,382		\$2,901,330
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$6,508	\$285,703	\$136,735	\$342,768	\$0	\$158,184	\$0	\$156,649	\$710,601	\$96,499	\$0	\$268,103	\$183,760	\$114,456	\$497,667	\$212,586	\$162,690	\$210,523	\$70,579	\$398,034		\$4,012,045

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Memorial High School / Snack Bar - Center

Uniformat Code	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B3011	Roof, Metal, Replace	40		28	12	300	SF	\$14.57	\$4,370												\$4,370											\$4,370
B3011	Roof, Asphalt Shingle Premium Grade, Replace	30		16	14	150	SF	\$5.90	\$885													\$885										\$885
D2029	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40		31	9	250	SF	\$45.56	\$11,390									\$11,390														\$11,390
D3068	HVAC Controls, Building Automation System (BAS), Upgrade	20		16	4	250	SF	\$6.27	\$1,568				\$1,568																			\$1,568
D4091	Fire Suppression System, Kitchen (CO2), Replace	15		11	4	1	LF	\$5,203.11	\$5,203				\$5,203													\$5,203						\$10,406
D4091	Fire Suppression System, Kitchen (CO2), Replace	15		11	4	1	LF	\$5,203.11	\$5,203				\$5,203													\$5,203						\$10,406
D5012	Distribution Panel, 100 AMP, Replace	30		21	9	1	EA	\$5,943.52	\$5,944									\$5,944														\$5,944
D5019	Electrical Distribution System, School, Upgrade	40		26	14	250	SF	\$58.24	\$14,561													\$14,561										\$14,561
D5037	Fire Alarm System, School, Install	20		16	4	250	SF	\$3.66	\$916				\$916																			\$916
E1093	Commercial Kitchen, Griddle, Replace	15		11	4	1	EA	\$7,422.48	\$7,422				\$7,422														\$7,422					\$14,845
E1093	Commercial Kitchen, Convection Oven, Double, Replace	10		6	4	1	EA	\$10,112.31	\$10,112				\$10,112									\$10,112										\$20,225
E1093	Commercial Kitchen, Food Warmer, Replace	15		11	4	1	EA	\$1,815.73	\$1,816				\$1,816													\$1,816						\$3,631
E1093	Commercial Kitchen, Exhaust Hood, Replace	15		11	4	1	EA	\$8,858.91	\$8,859				\$8,859													\$8,859						\$17,718
E1093	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15		10	5	1	EA	\$2,942.55	\$2,943					\$2,943														\$2,943				\$5,885
E1093	Commercial Kitchen, Icemaker, Freestanding, Replace	15		6	9	1	EA	\$7,158.70	\$7,159									\$7,159														\$7,159
E1093	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15		6	9	1	EA	\$5,433.48	\$5,433									\$5,433														\$5,433
E1093	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15		4	11	1	EA	\$4,979.52	\$4,980												\$4,980											\$4,980
<b>Totals, Unescalated</b>										\$0	\$0	\$0	\$0	\$41,099	\$2,943	\$0	\$0	\$0	\$29,926	\$0	\$4,980	\$4,370	\$0	\$25,557	\$0	\$0	\$0	\$0	\$28,503	\$2,943		\$140,320
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$0	\$0	\$0	\$46,257	\$3,411	\$0	\$0	\$0	\$39,046	\$0	\$6,893	\$6,231	\$0	\$38,658	\$0	\$0	\$0	\$0	\$49,981	\$5,315		\$195,791

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Memorial High School / Snack Shack

Uniformat Code	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
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Uniformat Code	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	1500	SF	\$3.36	\$5,038							\$5,038																\$10,076
B2032	Exterior Door, Steel, Replace	25	20	5	3	EA	\$1,111.64	\$3,335						\$3,335																	\$3,335
B2034	Overhead Door, Steel Residential Garage 56 SF, Replace	35	25	10	2	EA	\$1,012.64	\$2,025											\$2,025											\$2,025	
C1031	Toilet Partitions, Wood, Replace	20	3	17	8	EA	\$544.08	\$4,353																	\$4,353					\$4,353	
C3012	Interior Wall Finish, Laminated Paneling, Replace	20	11	9	800	SF	\$17.91	\$14,330									\$14,330													\$14,330	
C3024	Interior Floor Finish, Vinyl Sheeting, Replace	15	12	3	300	SF	\$8.20	\$2,461				\$2,461															\$2,461			\$2,461	
C3031	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	5	5	300	SF	\$2.66	\$797						\$797									\$797								\$1,594
D2011	Toilet, Tankless (Water Closet), Replace	20	10	10	7	EA	\$986.27	\$6,904															\$6,904							\$6,904	
D2012	Urinal, Vitreous China, Replace	20	10	10	1	EA	\$1,396.32	\$1,396															\$1,396								\$1,396
D2014	Sink/Lavatory, Enameled Steel, Replace	20	10	10	4	EA	\$720.76	\$2,883															\$2,883								\$2,883
D2023	Water Heater, 30 - 52 GAL, Replace	15	12	3	1	EA	\$2,034.51	\$2,035				\$2,035															\$2,035			\$2,035	
D2029	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	31	9	470	SF	\$45.56	\$21,413									\$21,413													\$21,413	
D3052	Heat Pump, 2.5 - 3 TON, Replace	15	12	3	1	EA	\$6,751.99	\$6,752				\$6,752															\$6,752			\$6,752	
D3068	HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	470	SF	\$6.27	\$2,947					\$2,947																		\$2,947
D5012	Switchboard, 800 AMP, Replace	30	16	14	1	EA	\$28,978.63	\$28,979															\$28,979								\$28,979
D5012	Secondary Transformer, 113 kVA, Replace	30	16	14	1	EA	\$13,946.46	\$13,946															\$13,946								\$13,946
D5012	Switchboard, 400 AMP, Replace	30	16	14	1	EA	\$28,978.63	\$28,979															\$28,979								\$28,979
D5019	Electrical Distribution System, School, Upgrade	40	26	14	470	SF	\$58.24	\$27,374															\$27,374								\$27,374
D5037	Fire Alarm System, School, Install	20	16	4	470	SF	\$3.66	\$1,721					\$1,721																		\$1,721
<b>Totals, Unescalated</b>									\$0	\$0	\$0	\$11,247	\$4,669	\$4,132	\$5,038	\$0	\$0	\$35,743	\$13,209	\$0	\$0	\$0	\$99,278	\$797	\$5,038	\$4,353	\$11,247	\$0	\$0		\$194,749
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$0	\$0	\$12,290	\$5,255	\$4,790	\$6,016	\$0	\$0	\$46,637	\$17,751	\$0	\$0	\$0	\$150,166	\$1,241	\$8,085	\$7,194	\$19,147	\$0	\$0		\$278,572

\* Markup/LocationFactor (1.17) has been included in unit costs.

Newark Memorial High School / Weight Room Building

Uniformat Code	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1800	SF	\$3.36	\$6,046						\$6,046										\$6,046							\$12,091
B2021	Window, SF, Replace	30	12	18	4	EA	\$683.53	\$2,734																			\$2,734				\$2,734
B2032	Exterior Door, Fiberglass, Replace	25	13	12	4	EA	\$936.39	\$3,746													\$3,746										\$3,746
B3011	Roof, Single-Ply TPO/PVC Membrane, Replace	20	4	16	3300	SF	\$18.64	\$61,506																	\$61,506						\$61,506
C1021	Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	0	20	2	EA	\$2,255.80	\$4,512																				\$4,512		\$4,512	
C1023	Door Hardware System, School (per Door), Replace	20	15	5	2	EA	\$438.75	\$878						\$878																	\$878
C3024	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	3300	SF	\$5.62	\$18,533											\$18,533												\$18,533
C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	5	15	3300	SF	\$3.64	\$12,008															\$12,008								\$12,008
D2029	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	31	9	3300	SF	\$45.56	\$150,347									\$150,347														\$150,347
D3052	Packaged Unit (RTU), 6 - 7.5 TON, Replace	15	12	3	1	EA	\$16,843.12	\$16,843				\$16,843															\$16,843				\$16,843
D3068	HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	3300	SF	\$6.27	\$20,695					\$20,695																		\$20,695
D4019	Sprinkler Heads (per SF), Replace	20	16	4	3300	SF	\$1.56	\$5,135					\$5,135																		\$5,135
D5012	Distribution Panel, 100 AMP, Replace	30	26	4	1	EA	\$8,473.36	\$8,473					\$8,473																		\$8,473
D5019	Electrical Distribution System, School, Upgrade	40	26	14	3300	SF	\$58.24	\$192,201															\$192,201								\$192,201
D5034	Public Address System, Replace	15	3	12	3300	SF	\$0.59	\$1,931													\$1,931										\$1,931
D5037	Fire Alarm System, School, Install	20	16	4	3300	SF	\$3.66	\$12,085					\$12,085																		\$12,085
D5038	Security/Surveillance System, Cameras and CCTV, Install	10	5	5	3300	SF	\$5.09	\$16,795						\$16,795									\$16,795								\$16,795
G1031	Landscaping, Ground Cover, Regrade/Establish	25	25	0	2000	SF	\$4.34	\$8,681	\$8,681																						\$8,681
<b>Totals, Unescalated</b>									\$8,681	\$0	\$0	\$16,843	\$46,388	\$23,719	\$0	\$0	\$0	\$150,347	\$18,533	\$0	\$5,676	\$0	\$192,201	\$34,849	\$61,506	\$0	\$19,577	\$0	\$4,512		\$582,832
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$8,681	\$0	\$0	\$18,405	\$52,211	\$27,496	\$0	\$0	\$0	\$196,169	\$24,907	\$0	\$8,093	\$0	\$290,721	\$54,293	\$98,699	\$0	\$33,329	\$0	\$8,148		\$821,151

\* Markup/LocationFactor (1.17) has been included in unit costs.

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## **Appendix F: Equipment Inventory List**

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**D10 CONVEYING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1097461	D1011	<b>Elevator</b>	1500 - 2500 LB	Newark Memorial High School / Building 900 – Events Center	Events Center				1999		
2	1097509	D1013	<b>Wheelchair Lift</b>		Newark Memorial High School / Building 700/800	800 - Theatre				2005		

**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1111632	D2021	<b>Backflow Preventer</b>	4 INCH	Newark Memorial High School / Site	Site						
2	1097499	D2021	<b>Backflow Preventer</b>	4 INCH	Newark Memorial High School / Site	Site						
3	1097398	D2021	<b>Backflow Preventer</b>	8 INCH	Newark Memorial High School / Site	Site						
4	1097462	D2021	<b>Mixing Valve</b>	2 IN	Newark Memorial High School / Building 300	300- Fire sprinkler room						
5	1097419	D2023	<b>Domestic Circulator or Booster Pump</b>	.75 HP	Newark Memorial High School / Building 700/800	700 - Electrical room						
6	1152793	D2023	<b>Water Heater</b>		Newark Memorial High School / Building 200	Near Restroom						
7	1097473	D2023	<b>Water Heater</b>	30 - 52 GAL	Newark Memorial High School / Building 700/800	700 - Electrical room				1998		
8	1097497	D2023	<b>Water Heater</b>	30 - 52 GAL	Newark Memorial High School / Building 400	Maintenance						
9	1111668	D2023	<b>Water Heater</b>	30 - 52 GAL	Newark Memorial High School / Snack Shack	Snack shack				2006		
10	1097401	D2023	<b>Water Heater</b>	30 - 52 GAL	Newark Memorial High School / Building 400	460- Elec room				1997		
11	1097452	D2023	<b>Water Heater</b>	30 - 52 GAL	Newark Memorial High School / Portables 334-341	334-335 Elec room				2001		
12	1097389	D2023	<b>Water Heater</b>	30 GAL	Newark Memorial High School / Building 300	300- Electrical Room 2				2006		
13	1097513	D2023	<b>Water Heater</b>	5 - 15 GAL	Newark Memorial High School / Building 900 – Events Center	Events Center - snack bar						2
14	1097426	D2023	<b>Water Heater</b>	5 - 15 GAL	Newark Memorial High School / Building 900 – Events Center	Events Center - Rm 1164				2014		
15	1097488	D2023	<b>Water Heater</b>	60 - 120 GAL	Newark Memorial High School / Building 100	Kitchen				2008		
16	1097397	D2023	<b>Water Heater</b>	81 - 100 GAL	Newark Memorial High School / Building 300	300- Fire sprinkler room				2001		
17	1097450	D2023	<b>Water Heater</b>	81 - 100 GAL	Newark Memorial High School / Building 400	443				1989		
18	1097502	D2023	<b>Water Storage Tank</b>	251 - 500 GAL	Newark Memorial High School / Pool Building	Pool - Bleachers						2
19	1097428	D2023	<b>Water Storage Tank</b>	80 - 150 GAL	Newark Memorial High School / Building 100	Kitchen				2008		
20	1097463	D2091	<b>Air Compressor</b>	2 HP	Newark Memorial High School / Building 300	300- Electrical Room 3						2
21	1097412	D2091	<b>Air Compressor</b>	5 HP	Newark Memorial High School / Building 400	Maintenance - exterior						

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1097449	D3023	<b>Heat Exchanger</b>	6 - 9 GPM	Newark Memorial High School / Pool Building	Pool - Bleachers				2017		
2	1097404	D3032	<b>Condensing Unit/Heat Pump</b>	3.5 TON	Newark Memorial High School / Portables 467-478	468						
3	1111873	D3032	<b>Condensing Unit/Heat Pump</b>	5 TON	Newark Memorial High School / Building 100	100 Building Roof						
4	1111665	D3032	<b>Condensing Unit/Heat Pump</b>	8 - 10 TON	Newark Memorial High School / Building 100	100 Building Roof				2000		
5	1111861	D3032	<b>Split System HVAC</b>	4 TON	Newark Memorial High School / Building 100	100 Building Roof						
6	1111855	D3041	<b>Energy Recovery Unit</b>		Newark Memorial High School / Building 300	300 Building Roof						
7	1111644	D3041	<b>Energy Recovery Unit</b>		Newark Memorial High School / Building 300	300 Building Roof						
8	1111679	D3041	<b>Energy Recovery Unit</b>		Newark Memorial High School / Building 300	300 Building Roof						
9	1111626	D3041	<b>Energy Recovery Unit</b>		Newark Memorial High School / Building 900 – Events Center	900 Building Roof						
10	1111625	D3041	<b>Energy Recovery Unit</b>		Newark Memorial High School / Building 300	300 Building Roof						
11	1111711	D3041	<b>Energy Recovery Unit</b>		Newark Memorial High School / Building 900 – Events Center	900 Building Roof						
12	1111768	D3041	<b>Gas Heater</b>	100 - 120 MBH	Newark Memorial High School / Building 100	100 Building Roof				2014		
13	1111783	D3041	<b>Gas Heater</b>	125 - 250 MBH	Newark Memorial High School / Building 500/600	600 Building Roof				2014		
14	1111660	D3041	<b>Gas Heater</b>	125 - 250 MBH	Newark Memorial High School / Building 100	100 Building Roof				2000		
15	1111895	D3041	<b>Gas Heater</b>	125 - 250 MBH	Newark Memorial High School / Building 900 – Events Center	900 Building Roof						
16	1111757	D3041	<b>Gas Heater</b>	125 - 250 MBH	Newark Memorial High School / Building 500/600	500 Building Roof				2014		
17	1111805	D3041	<b>Gas Heater</b>	125 - 250 MBH	Newark Memorial High School / Building 100	100 Building Roof				2014		
18	1111669	D3041	<b>Gas Heater</b>	125 - 250 MBH	Newark Memorial High School / Building 400	400 Building Roof						

19	1111801	D3041	Gas Heater	125 - 250 MBH	Newark Memorial High School / Building 500/600	600 Building Roof	2014	
20	1111690	D3041	Gas Heater	125 - 250 MBH	Newark Memorial High School / Building 300	300 Building Roof		
21	1111818	D3041	Gas Heater	125 - 250 MBH	Newark Memorial High School / Building 500/600	600 Building Roof	2014	
22	1111843	D3041	Gas Heater	125 - 250 MBH	Newark Memorial High School / Building 500/600	600 Building Roof	2014	
23	1111696	D3041	Gas Heater	200 MBH	Newark Memorial High School / Building 900 – Events Center	900 Building Roof	2003	
24	1111769	D3041	Gas Heater	260 - 320 MBH	Newark Memorial High School / Building 500/600	500 Building Roof	2014	
25	1111859	D3041	Gas Heater	260 - 320 MBH	Newark Memorial High School / Building 100	100 Building Roof	2014	
26	1111716	D3041	Gas Heater	260 - 320 MBH	Newark Memorial High School / Building 500/600	500 Building Roof		
27	1111806	D3041	Gas Heater	325 - 450 MBH	Newark Memorial High School / Building 900 – Events Center	900 Building Roof		
28	1111650	D3041	Gas Heater	325 - 450 MBH	Newark Memorial High School / Building 900 – Events Center	900 Building Roof	2003	
29	1111694	D3041	Gas Heater	400 MBH	Newark Memorial High School / Building 900 – Events Center	900 Building Roof	2003	
30	1111640	D3041	Gas Heater	400 MBH	Newark Memorial High School / Building 900 – Events Center	900 Building Roof	2003	
31	1111893	D3042	Exhaust Fan	100 - 250 CFM	Newark Memorial High School / Pool Building	Pool Building Roof		2
32	1111849	D3042	Exhaust Fan	1001 - 1500 CFM	Newark Memorial High School / Building 500/600	600 Building Roof	2014	
33	1111641	D3042	Exhaust Fan	1001 - 1500 CFM	Newark Memorial High School / Building 100	100 Building Roof	2016	3
34	1111751	D3042	Exhaust Fan	1001 - 1500 CFM	Newark Memorial High School / Building 400	400 Building Roof	2015	5
35	1111904	D3042	Exhaust Fan	1001 - 1500 CFM	Newark Memorial High School / Building 700/800	700 Building Roof	2014	2
36	1111635	D3042	Exhaust Fan	1001 - 1500 CFM	Newark Memorial High School / Building 100	100 Building Roof	2016	
37	1111657	D3042	Exhaust Fan	1001 - 1500 CFM	Newark Memorial High School / Building 300	300 Building Roof	2014	21
38	1111794	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Building 300	300 Building Roof		11
39	1111777	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Portables 334-341	334-335 Portable Roof		4
40	1111894	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Building 200	200 Building Roof	2014	
41	1111874	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Building 900 – Events Center	900 Building Roof		
42	1111821	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Building 100	100 Building Roof		2
43	1111879	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Building 900 – Events Center	900 Building Roof		
44	1111766	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Building 900 – Events Center	900 Building Roof		2
45	1111812	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Building 400	400 Building Roof		9
46	1111756	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Building 500/600	500 Building Roof		4
47	1111636	D3042	Exhaust Fan	151 - 400 CFM	Newark Memorial High School / Building 500/600	600 Building Roof		4
48	1111786	D3042	Exhaust Fan	2001 - 3500 CFM	Newark Memorial High School / Building 300	300 Building Roof	2014	
49	1111713	D3042	Exhaust Fan	2001 - 5000 CFM	Newark Memorial High School / Building 100	100 Building Roof	2016	
50	1111853	D3042	Exhaust Fan	2001 - 5000 CFM	Newark Memorial High School / Building 500/600	500 Building Roof	2016	2
51	1111887	D3042	Exhaust Fan	251 - 800 CFM	Newark Memorial High School / Building 300	300 Building Roof		
52	1111672	D3042	Exhaust Fan	401 - 500 CFM	Newark Memorial High School / Building 100	100 Building Roof		2
53	1111674	D3042	Exhaust Fan	5001 - 8500 CFM	Newark Memorial High School / Building 100	100 Building Roof	2016	
54	1111792	D3042	Exhaust Fan	501 - 800 CFM	Newark Memorial High School / Building 100	100 Building Roof	2016	
55	1111667	D3042	Exhaust Fan	501 - 800 CFM	Newark Memorial High School / Building 100	100 Building Roof	2016	
56	1111685	D3042	Exhaust Fan	501 - 800 CFM	Newark Memorial High School / Building 400	400 Building Roof		4
57	1111866	D3042	Exhaust Fan	60 - 150 CFM	Newark Memorial High School / Building 400	481-485 Building Roof		3
58	1111740	D3042	Exhaust Fan	60 - 150 CFM	Newark Memorial High School / Building 700/800	800 Building Roof		2
59	1111653	D3042	Exhaust Fan	801 - 1000 CFM	Newark Memorial High School / Building 100	100 Building Roof	2016	
60	1097403	D3051	Unit Heater	126 - 180 MBH	Newark Memorial High School / Building 400	416	2014	3
61	1097487	D3051	Unit Heater	76 - 125 MBH	Newark Memorial High School / Building 400	406	2014	2
62	1097475	D3052	Heat Pump	2.5 - 3 TON	Newark Memorial High School / Portables 467-478	469 - 470		4
63	1097492	D3052	Heat Pump	2.5 - 3 TON	Newark Memorial High School / Portables 467-478	472-473		2
64	1097413	D3052	Heat Pump	2.5 - 3 TON	Newark Memorial High School / Portables 334-341	336		2
65	1097460	D3052	Heat Pump	2.5 - 3 TON	Newark Memorial High School / Portables 467-478	475-474		2
66	1111823	D3052	Heat Pump	2.5 - 3 TON	Newark Memorial High School / Snack Shack	Snack shack	2006	
67	1097451	D3052	Heat Pump	3.5 - 5 TON	Newark Memorial High School / Portables 732-734	732- 734	1993	3
68	1097489	D3052	Heat Pump	3.5 - 5 TON	Newark Memorial High School / Portables 467-478	471		



69	1097480	D3052	Heat Pump	3.5 - 5 TON	Newark Memorial High School / Portables 334-341	338-341		3
70	1097438	D3052	Heat Pump	3.5 TON	Newark Memorial High School / Portables 467-478	476-478		3
71	1111787	D3052	Packaged Unit (RTU)	1.5 TON	Newark Memorial High School / Building 100	100 Building Roof	2002	
72	1111666	D3052	Packaged Unit (RTU)	1.5 TON	Newark Memorial High School / Building 100	100 Building Roof	2002	
73	1111836	D3052	Packaged Unit (RTU)	11 - 12.5 TON	Newark Memorial High School / Building 500/600	600 Building Roof		
74	1111851	D3052	Packaged Unit (RTU)	11 - 12.5 TON	Newark Memorial High School / Building 500/600	600 Building Roof		
75	1111881	D3052	Packaged Unit (RTU)	16 - 20 TON	Newark Memorial High School / Building 100	100 Building Roof		
76	1111754	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 200	200 Building Roof	2014	
77	1111807	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 500/600	500 Building Roof		
78	1111651	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 900 – Events Center	900 Building Roof		
79	1111750	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 500/600	600 Building Roof	2014	
80	1111796	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 900 – Events Center	900 Building Roof		
81	1111854	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 300	300 Building Roof		
82	1111673	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 100	100 Building Roof	2000	
83	1111748	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 700/800	700 Building Roof		
84	1111837	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 300	300 Building Roof		
85	1111678	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 200	200 Building Roof	2014	
86	1111773	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 200	200 Building Roof		
87	1111765	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 400	400 Building Roof		
88	1111742	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 100	100 Building Roof		
89	1111901	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 400	481-485 Building Roof		
90	1111761	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 200	200 Building Roof		
91	1111867	D3052	Packaged Unit (RTU)	2 TON	Newark Memorial High School / Building 400	400 Building Roof		
92	1111738	D3052	Packaged Unit (RTU)	2.5 TON	Newark Memorial High School / Building 300	300 Building Roof		
93	1111736	D3052	Packaged Unit (RTU)	2.5 TON	Newark Memorial High School / Building 100	100 Building Roof		
94	1111842	D3052	Packaged Unit (RTU)	2.5 TON	Newark Memorial High School / Building 900 – Events Center	900 Building Roof	2003	
95	1111701	D3052	Packaged Unit (RTU)	2.5 TON	Newark Memorial High School / Building 700/800	800 Building Roof		
96	1111681	D3052	Packaged Unit (RTU)	2.5 TON	Newark Memorial High School / Building 100	100 Building Roof	2002	
97	1111727	D3052	Packaged Unit (RTU)	2.5 TON	Newark Memorial High School / Building 400	400 Building Roof		
98	1111779	D3052	Packaged Unit (RTU)	2.5 TON	Newark Memorial High School / Building 300	300 Building Roof		
99	1111871	D3052	Packaged Unit (RTU)	2.5 TON	Newark Memorial High School / Building 300	300 Building Roof		
100	1111729	D3052	Packaged Unit (RTU)	2.5 TON	Newark Memorial High School / Building 900 – Events Center	900 Building Roof		
101	1111799	D3052	Packaged Unit (RTU)	25 TON	Newark Memorial High School / Building 100	100 Building Roof		
102	1111688	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 500/600	500 Building Roof		
103	1111778	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 100	100 Building Roof		
104	1111835	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 400	400 Building Roof		
105	1111880	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Portables 467-478	467 Portable Roof		
106	1111852	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 500/600	600 Building Roof		
107	1111743	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 300	300 Building Roof		
108	1111643	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 500/600	500 Building Roof		
109	1111795	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 400	400 Building Roof		
110	1111775	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 300	300 Building Roof		
111	1111717	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 400	400 Building Roof		
112	1111797	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 300	300 Building Roof		
113	1111702	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 100	100 Building Roof	2002	
114	1111848	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 300	300 Building Roof		
115	1111886	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 300	300 Building Roof		
116	1111706	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 300	300 Building Roof		
117	1111776	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 400	400 Building Roof		
118	1111841	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 200	200 Building Roof		

119	1111771	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 300	300 Building Roof	
120	1111762	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 100	100 Building Roof	2002
121	1111870	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 500/600	500 Building Roof	
122	1111813	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 500/600	500 Building Roof	
123	1111885	D3052	Packaged Unit (RTU)	3 TON	Newark Memorial High School / Building 400	400 Building Roof	
124	1111802	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
125	1111847	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
126	1111645	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
127	1111752	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 300	300 Building Roof	
128	1111692	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 300	300 Building Roof	
129	1111810	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Portables 334-341	334-335 Portable Roof	2
130	1111763	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 300	300 Building Roof	2002
131	1111850	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
132	1111780	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
133	1111695	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
134	1111826	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
135	1111745	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 900 – Events Center	900 Building Roof	
136	1111897	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	481-485 Building Roof	
137	1111878	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
138	1111655	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
139	1111637	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
140	1111844	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 100	100 Building Roof	
141	1111630	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
142	1111820	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 300	300 Building Roof	
143	1111872	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 300	300 Building Roof	
144	1111718	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 100	100 Building Roof	2002
145	1111856	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
146	1111858	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
147	1111753	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	481-485 Building Roof	
148	1111829	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
149	1111811	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 300	300 Building Roof	
150	1111759	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
151	1111755	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
152	1111627	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	481-485 Building Roof	
153	1111764	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 900 – Events Center	900 Building Roof	2014
154	1111638	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
155	1111892	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 300	300 Building Roof	
156	1111715	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
157	1111789	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
158	1111788	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
159	1111896	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 300	300 Building Roof	
160	1111675	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	481-485 Building Roof	
161	1111900	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 300	300 Building Roof	
162	1111830	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 900 – Events Center	900 Building Roof	
163	1111814	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
164	1111803	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
165	1111726	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
166	1111664	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	481-485 Building Roof	
167	1111725	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
168	1111882	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	

169	1111774	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 400	400 Building Roof	
170	1111744	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
171	1111863	D3052	Packaged Unit (RTU)	4 TON	Newark Memorial High School / Building 100	100 Building Roof	
172	1111883	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
173	1111709	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
174	1111903	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 300	300 Building Roof	
175	1111875	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
176	1111857	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 400	400 Building Roof	
177	1111845	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 300	300 Building Roof	
178	1111652	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 700/800	800 Building Roof	
179	1111747	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
180	1111721	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 400	400 Building Roof	
181	1111899	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 300	300 Building Roof	
182	1111639	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 300	300 Building Roof	
183	1111862	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
184	1111824	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 200	200 Building Roof	
185	1111839	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 300	300 Building Roof	
186	1111698	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 300	300 Building Roof	
187	1111648	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 200	200 Building Roof	
188	1111682	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 400	400 Building Roof	
189	1111822	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 300	300 Building Roof	
190	1111772	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 300	300 Building Roof	2002
191	1111739	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 200	200 Building Roof	
192	1111828	D3052	Packaged Unit (RTU)	5 TON	Newark Memorial High School / Building 200	200 Building Roof	
193	1111749	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
194	1111707	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 400	481-485 Building Roof	
195	1111737	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
196	1111708	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 400	400 Building Roof	
197	1111714	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 700/800	700 Building Roof	
198	1111691	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 500/600	500 Building Roof	
199	1111816	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 700/800	800 Building Roof	
200	1111733	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
201	1111724	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
202	1111827	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 400	481-485 Building Roof	
203	1111860	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
204	1111809	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
205	1111785	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
206	1111693	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
207	1111791	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
208	1111760	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
209	1111741	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Weight Room Building	Weight Building Roof	
210	1111634	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
211	1111831	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 100	100 Building Roof	
212	1111654	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 100	100 Building Roof	2000
213	1111758	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 500/600	500 Building Roof	
214	1111671	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
215	1111840	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 400	400 Building Roof	
216	1111730	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	
217	1111770	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 100	100 Building Roof	
218	1111656	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof	

219	1111629	D3052	<b>Packaged Unit (RTU)</b>	6 - 7.5 TON	Newark Memorial High School / Building 700/800	800 Building Roof						
220	1111658	D3052	<b>Packaged Unit (RTU)</b>	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof						
221	1111703	D3052	<b>Packaged Unit (RTU)</b>	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof						
222	1111782	D3052	<b>Packaged Unit (RTU)</b>	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof						
223	1111683	D3052	<b>Packaged Unit (RTU)</b>	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof						
224	1111767	D3052	<b>Packaged Unit (RTU)</b>	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof						
225	1111834	D3052	<b>Packaged Unit (RTU)</b>	6 - 7.5 TON	Newark Memorial High School / Building 300	300 Building Roof						

#### D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1097493	D4011	<b>Backflow Preventer</b>	INCH	Newark Memorial High School / Site	Site						
2	1097503	D4091	<b>Fire Suppression System</b>		Newark Memorial High School / Snack Bar - Center	Snack bar						
3	1097448	D4091	<b>Fire Suppression System</b>		Newark Memorial High School / Building 100	Kitchen						
4	1097430	D4091	<b>Fire Suppression System</b>		Newark Memorial High School / Snack Bar - Center	Remote Kitchen						

#### D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1097414	D5012	<b>Distribution Panel</b>	100 AMP	Newark Memorial High School / Weight Room Building	Weight room				1991		
2	1097432	D5012	<b>Distribution Panel</b>	100 AMP	Newark Memorial High School / Snack Bar - Center	Remote Kitchen						
3	1097399	D5012	<b>Distribution Panel</b>	1000 AMP	Newark Memorial High School / Building 700/800	700 - Electrical room				1977		2
4	1097454	D5012	<b>Distribution Panel</b>	200 AMP	Newark Memorial High School / Building 400	Office courtyard						
5	1097395	D5012	<b>Distribution Panel</b>	200 AMP	Newark Memorial High School / Building 200	Library - Electrical Room						
6	1097508	D5012	<b>Distribution Panel</b>	200 AMP	Newark Memorial High School / Building 700/800	700 - Electrical room						
7	1097510	D5012	<b>Distribution Panel</b>	225 AMP	Newark Memorial High School / Building 300	300 courtyard						
8	1097393	D5012	<b>Distribution Panel</b>	225 AMP	Newark Memorial High School / Portables 334-341	334-335 Elec room				2000		
9	1097468	D5012	<b>Distribution Panel</b>	225 AMP	Newark Memorial High School / Building 300	300 - Electrical room				2001		
10	1097446	D5012	<b>Distribution Panel</b>	400 AMP	Newark Memorial High School / Building 500/600	PE Building - Electrical Room				1977		
11	1097470	D5012	<b>Distribution Panel</b>	400 AMP	Newark Memorial High School / Building 500/600	PE Building - Electrical Room						
12	1097427	D5012	<b>Distribution Panel</b>	800 AMP	Newark Memorial High School / Building 900 – Events Center	Events Center - Electrical Room				2002		
13	1111710	D5012	<b>Secondary Transformer</b>	113 kVA	Newark Memorial High School / Snack Shack	Snack shack						
14	1097471	D5012	<b>Secondary Transformer</b>	113 kVA	Newark Memorial High School / Pool Building	Pool - Bleachers						
15	1097466	D5012	<b>Secondary Transformer</b>	113 kVA	Newark Memorial High School / Building 300	300 courtyard				1999		
16	1097440	D5012	<b>Secondary Transformer</b>	113 kVA	Newark Memorial High School / Building 100	Throughout building						
17	1097464	D5012	<b>Secondary Transformer</b>	113 kVA	Newark Memorial High School / Building 900 – Events Center	Events Center - Electrical Room				2002		
18	1097511	D5012	<b>Secondary Transformer</b>	113 kVA	Newark Memorial High School / Building 400	Office courtyard				1999		
19	1097431	D5012	<b>Secondary Transformer</b>	15 kVA	Newark Memorial High School / Building 400	460- Elec room						
20	1097495	D5012	<b>Secondary Transformer</b>	150 kVA	Newark Memorial High School / Building 100	Throughout building						
21	1111712	D5012	<b>Secondary Transformer</b>	150 kVA	Newark Memorial High School / Building 400	400 Building Roof						
22	1097402	D5012	<b>Secondary Transformer</b>	225 kVA	Newark Memorial High School / Building 700/800	700 - Electrical room						
23	1097407	D5012	<b>Secondary Transformer</b>	30 kVA	Newark Memorial High School / Building 200	Library - Electrical Room				1999		
24	1111649	D5012	<b>Secondary Transformer</b>	30 kVA	Newark Memorial High School / Building 500/600	500 Building Roof						
25	1097436	D5012	<b>Secondary Transformer</b>	30 kVA	Newark Memorial High School / Building 200	Library - Electrical Room						
26	1097388	D5012	<b>Secondary Transformer</b>	30 kVA	Newark Memorial High School / Building 500/600	PE Building - Electrical Room						
27	1097453	D5012	<b>Secondary Transformer</b>	45 kVA	Newark Memorial High School / Building 400	480 - Electrical Room				2001		
28	1097443	D5012	<b>Secondary Transformer</b>	45 kVA	Newark Memorial High School / Building 100	Main office						
29	1097437	D5012	<b>Secondary Transformer</b>	75 kVA	Newark Memorial High School / Building 500/600	PE Building - Electrical Room						
30	1097394	D5012	<b>Secondary Transformer</b>	75 kVA	Newark Memorial High School / Building 300	300 - Electrical room				2001		
31	1097486	D5012	<b>Secondary Transformer</b>	75 kVA	Newark Memorial High School / Building 700/800	700 - Electrical room				2007		
32	1097507	D5012	<b>Secondary Transformer</b>	75 kVA	Newark Memorial High School / Building 300	300- Electrical Room 3						
33	1097474	D5012	<b>Switchboard</b>	1000 AMP	Newark Memorial High School / Building 300	300- Electrical Room 2						
34	1097447	D5012	<b>Switchboard</b>	1600 AMP	Newark Memorial High School / Building 400	Maintenance - exterior				1991		

35	1097406	D5012	<b>Switchboard</b>	2000 AMP	Newark Memorial High School / Pool Building	Pool - Bleachers							
36	1097483	D5012	<b>Switchboard</b>	2500 AMP	Newark Memorial High School / Pool Building	Pool - Bleachers							
37	1111684	D5012	<b>Switchboard</b>	400 AMP	Newark Memorial High School / Snack Shack	Snack shack							
38	1111898	D5012	<b>Switchboard</b>	4000 AMP	Newark Memorial High School / Site	Site				1992			
39	1097410	D5012	<b>Switchboard</b>	600 AMP	Newark Memorial High School / Building 100	Student common - Electrical room							2
40	1111838	D5012	<b>Switchboard</b>	800 AMP	Newark Memorial High School / Snack Shack	Snack shack							
41	1097416	D5022	<b>Light Dimming Panel</b>		Newark Memorial High School / Building 500/600	PE Building - Electrical Room							
42	1097472	D5022	<b>Light Dimming Panel</b>		Newark Memorial High School / Building 700/800	800 - Theatre							
43	1097506	D5037	<b>Fire Alarm Control Panel</b>		Newark Memorial High School / Building 900 – Events Center	Events Center - Electrical Room							
44	1097418	D5037	<b>Fire Alarm Control Panel</b>		Newark Memorial High School / Building 100	Main office							
45	1097501	D5092	<b>Generator</b>	10 - 30 kW	Newark Memorial High School / Pool Building	Pool - Bleachers							

#### E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1111800	E1027	<b>Laboratory Exhaust Hood</b>	6 LF	Newark Memorial High School / Building 400	Site - 400 Building						
2	1097420	E1093	<b>Commercial Convection Oven, Double</b>		Newark Memorial High School / Building 100	Kitchen						3
3	1097400	E1093	<b>Commercial Convection Oven, Double</b>		Newark Memorial High School / Snack Bar - Center	Remote Kitchen						
4	1097423	E1093	<b>Commercial Convection Oven, Double</b>		Newark Memorial High School / Building 100	Kitchen						
5	1097415	E1093	<b>Commercial Convection Oven, Single</b>		Newark Memorial High School / Building 100	Kitchen						2
6	1097494	E1093	<b>Commercial Dishwasher</b>		Newark Memorial High School / Building 400	443						
7	1097445	E1093	<b>Commercial Exhaust Hood</b>		Newark Memorial High School / Snack Bar - Center	Remote Kitchen						
8	1097417	E1093	<b>Commercial Exhaust Hood</b>		Newark Memorial High School / Building 100	Kitchen						
9	1097433	E1093	<b>Commercial Exhaust Hood</b>		Newark Memorial High School / Building 100	Kitchen						
10	1097477	E1093	<b>Commercial Food Warmer</b>		Newark Memorial High School / Snack Bar - Center	Remote Kitchen						
11	1097441	E1093	<b>Commercial Freezer, 2-Door Reach-In</b>		Newark Memorial High School / Snack Bar - Center	Remote Kitchen						
12	1111731	E1093	<b>Commercial Freezer, Chest</b>		Newark Memorial High School / Building 100	Kitchen						
13	1097405	E1093	<b>Commercial Griddle</b>		Newark Memorial High School / Snack Bar - Center	Remote Kitchen						
14	1097442	E1093	<b>Commercial Icemaker, Freestanding</b>		Newark Memorial High School / Building 100	Kitchen						
15	1097504	E1093	<b>Commercial Icemaker, Freestanding</b>		Newark Memorial High School / Building 900 – Events Center	Events Center - snack bar				2004		
16	1111846	E1093	<b>Commercial Icemaker, Freestanding</b>		Newark Memorial High School / Building 100	Kitchen						
17	1097429	E1093	<b>Commercial Icemaker, Freestanding</b>		Newark Memorial High School / Snack Bar - Center	Remote Kitchen						
18	1097485	E1093	<b>Commercial Range, 2-Burner</b>		Newark Memorial High School / Building 100	Kitchen						
19	1097435	E1093	<b>Commercial Range/Oven, 4-Burner w/ Griddle</b>		Newark Memorial High School / Building 100	Kitchen						
20	1097424	E1093	<b>Commercial Range/Oven, 6-Burner</b>		Newark Memorial High School / Building 100	Kitchen						
21	1097425	E1093	<b>Commercial Refrigerator, 1-Door Reach-In</b>		Newark Memorial High School / Snack Bar - Center	Remote Kitchen						
22	1111784	E1093	<b>Commercial Refrigerator, 1-Door Reach-In</b>		Newark Memorial High School / Building 100	Kitchen						
23	1111877	E1093	<b>Commercial Refrigerator, 2-Door Reach-In</b>		Newark Memorial High School / Building 100	Kitchen				2012		
24	1097459	E1093	<b>Commercial Refrigerator, 2-Door Reach-In</b>		Newark Memorial High School / Snack Bar - Center	Remote Kitchen				2015		
25	1097409	E1093	<b>Commercial Refrigerator, 2-Door Reach-In</b>		Newark Memorial High School / Building 400	443						4
26	1097439	E1093	<b>Commercial Salad Table</b>		Newark Memorial High School / Building 100	Kitchen						8
27	1097481	E1093	<b>Commercial Salad Table</b>		Newark Memorial High School / Building 100	Kitchen						2
28	1097465	E1093	<b>Commercial Tilting Skillet</b>		Newark Memorial High School / Building 100	Kitchen						2
29	1097479	E1093	<b>Commercial Walk-In Freezer</b>		Newark Memorial High School / Building 100	Kitchen						
30	1097434	E1093	<b>Commercial Walk-In Refrigerator</b>		Newark Memorial High School / Building 100	Kitchen						
31	1097457	E1094	<b>Residential Clothes Dryer</b>		Newark Memorial High School / Building 900 – Events Center	Events Center						3
32	1097505	E1094	<b>Residential Clothes Washer</b>		Newark Memorial High School / Building 900 – Events Center	Events Center						3
33	1132068	E1094	<b>Residential Range Hood, Vented or Ventless</b>		Newark Memorial High School / Building 400	443						4
34	1097469	E1094	<b>Residential Range, Gas</b>		Newark Memorial High School / Building 400	443						4
35	1143288	E1099	<b>Bleacher</b>	1 - 15 TIER	Newark Memorial High School / Building 500/600	Gymnasium						1040
36	1144811	E1099	<b>Bleacher</b>		Newark Memorial High School / Building 900 – Events Center	Gymnasium						2800

**F10 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1097484	F1041	<b>Aquatics</b>	1 - 10 HP	Newark Memorial High School / Pool Building	Pool - Bleachers				2017		
2	1111884	F1041	<b>Aquatics</b>	1 - 10 HP	Newark Memorial High School / Pool Building	Pool Building - Electrical						
3	1097390	F1041	<b>Aquatics</b>	11 - 20 HP	Newark Memorial High School / Pool Building	Pool - Bleachers						
4	1145791	F1041	<b>Swimming Pool Cover</b>		Newark Memorial High School / Pool Building	Pool						3
5	1097391	F1041	<b>Swimming Pool Filtration System</b>		Newark Memorial High School / Pool Building	Pool - Bleachers						3
6	1097498	F1041	<b>Swimming Pool Filtration System</b>		Newark Memorial High School / Pool Building	Pool - Bleachers						
7	1111825	F1041	<b>Swimming Pool Heater</b>	750 MBH	Newark Memorial High School / Pool Building	Pool Building - Electrical						
8	1097458	F1041	<b>Swimming Pool Heater</b>	750 MBH	Newark Memorial High School / Pool Building	Pool - Bleachers				2017		
9	1145789	F1041	<b>Swimming Pool Ladder</b>		Newark Memorial High School / Pool Building	Pool						4

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1111680	G4021	<b>Pole Light</b>	105 - 200 WATT	Newark Memorial High School / Site	Parking lots						17
2	1111732	G4021	<b>Pole Light</b>	135 - 1000 WATT	Newark Memorial High School / Site	Football stadium						
3	1097392	G4021	<b>Pole Light</b>	80 - 100 WATT	Newark Memorial High School / Pool Building	Pool - Bleachers						3
4	1111876	G4021	<b>Pole Light</b>	80 - 100 WATT	Newark Memorial High School / Site	Site				2016		20