

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Jesse Miller



**BUREAU
VERITAS**



Longfellow Elementary
1065 East Washington Boulevard
Pasadena, California 91104

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School campus
Number of Buildings	4
Main Address	1065 East Washington Boulevard, Pasadena, California 91104
Site Developed	1924
Site Area	6.9 acres
Parking Spaces	40 total spaces all in open lots; 5 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 17-19, 2022
Management Point of Contact	Kevin Fleming/DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Joel
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Longfellow Elementary School was originally just one building which was constructed in 1924 and is now the Administration building which contains most of the classrooms on the above ground and basement levels. An additional six classrooms, exterior mechanical equipment, and a concession stand at the baseball field were later constructed in approximately 2004. There are also four modular storage structures and a shaded outdoor eating area located on the school grounds.

Architectural

The main administrative building walls are concrete on top of a concrete foundation. Building A and C are wood frame structures over cement foundation with Building B being an exterior mechanical equipment slab to support the heating and cooling assets which are enclosed behind a block wall secured area. Building D is four metal modular storage structures located on the playground and Building E is a covered eating area on the asphalt. The classroom building facades are all stucco finish with metal framed windows and steel exterior doors. The primary roof type is asphalt shingle with a secondary built-up roof located on the main Admin building. Interior floors throughout the admin building are sealed concrete in the main hallways with original wood floors in the classrooms and vinyl tile in the cafeteria. Building A is a mix of commercial carpet and vinyl tile.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main components of the centralized HVAC system are located in the enclosed area classified as Building B. The main central HVAC system includes hot water boilers, a single water-cooled chiller, cooling tower, irrigation controls, and main hydronic pump and piping systems that provide the heating and cooling water to interior fan coil and air handling units. Nearly every classroom houses a fan coil unit with hydronic connections to provide heating and cooling as required depending on the season. The school electrical system has switchboards that vary in age with newer electrical panels added over the years to support building additions and more modern equipment. The plumbing systems remain adequate for the facility with no major issues reported or found. Domestic hot water is provided by electric water heaters located in the admin building and Building A. The admin building and building A are protected by a fire alarm and fire sprinkler suppression system. There is also an elevator that serves all three floors of the admin building.

Site

The site consists of two school buildings, asphalt play areas with sports courts and fixtures. There is also a baseball field with bleachers and an electronic scoreboard with a concession stand that houses two restrooms. Four metal modular structures are on site for storage and multiple canopies cover cafeteria style picnic tables for outdoor meals. Parking lots are asphalt and walkways are concrete, the site is enclosed with a chain link fence. Site lighting consists of exterior building mounted lights and site pole lights.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

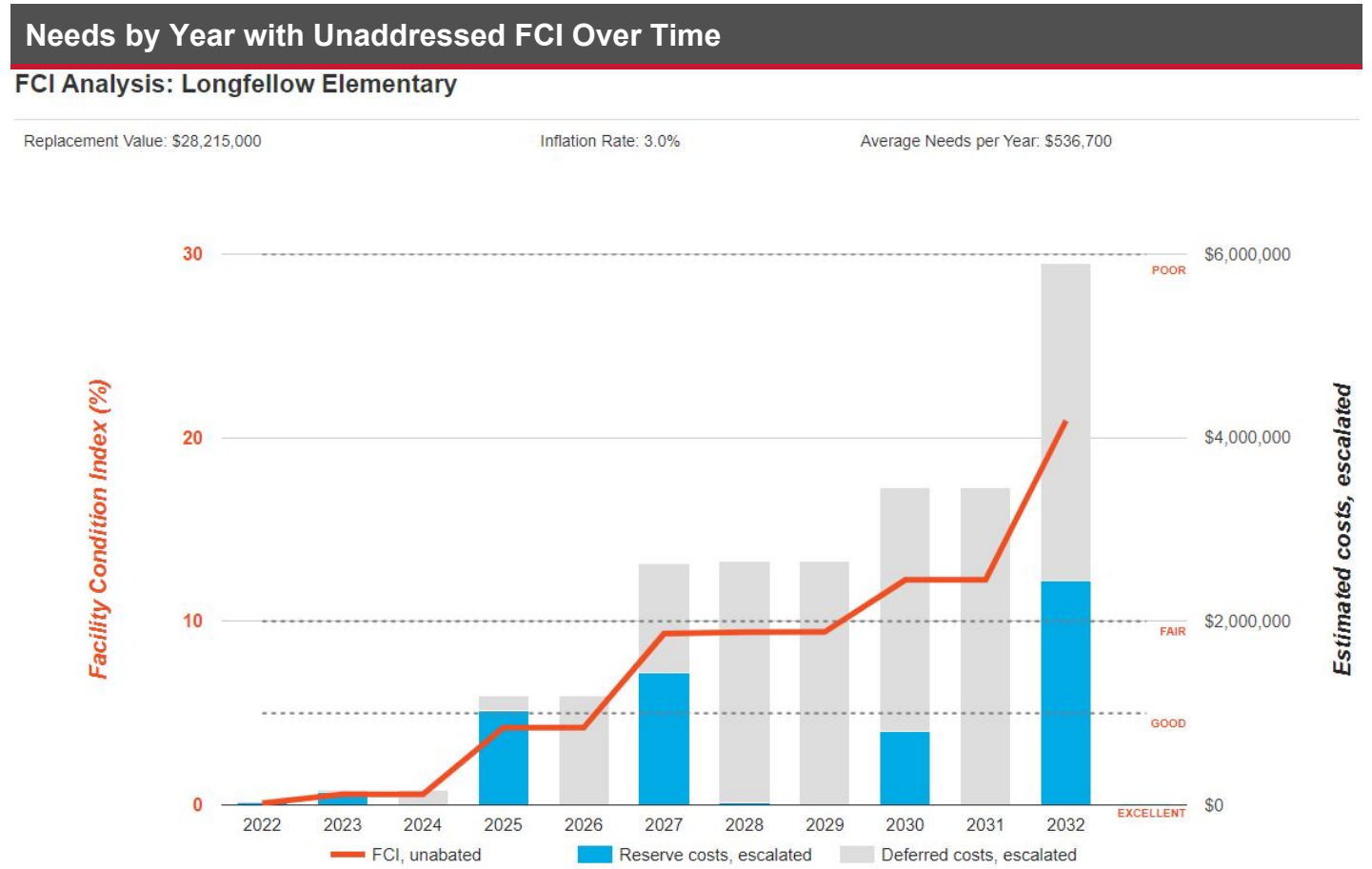
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
A (2004)	\$425	3,716	\$1,579,300	0.0%	4.2%	11.7%	25.9%
B (2004)	\$425	840	\$357,000	0.0%	1.7%	3.2%	41.4%
C (2004)	\$425	408	\$173,400	0.0%	1.7%	9.4%	18.8%
Administration (1924)	\$425	61,304	\$26,054,200	0.0%	2.5%	6.4%	15.7%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.



Immediate Needs

Facility/Building	Total Items	Total Cost
Administration	1	\$2,900
Site	1	\$23,900
Total	2	\$26,800

Administration

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3854833	Kitchen	E1030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	Failed	Performance/Integrity	\$2,900
Total (1 items)						\$2,900

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3854864	East of entrance	B1080	Stairs, Concrete, Exterior, Replace	Failed	Safety	\$23,900
Total (1 items)						\$23,900

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Children's Center DNU Longfellow Elementary
Children center

Unifomat Code: G2030
Recommendation: **Replace in 2023**

Priority Score: **94.8**

Plan Type: Safety

Cost Estimate: \$69,600

\$\$\$\$

Roots pulling up sidewalk, trip hazards - AssetCALC ID: 3858011



Stairs in Failed condition.

Concrete, Exterior
Site Longfellow Elementary East of entrance

Unifomat Code: B1080
Recommendation: **Replace in 2022**

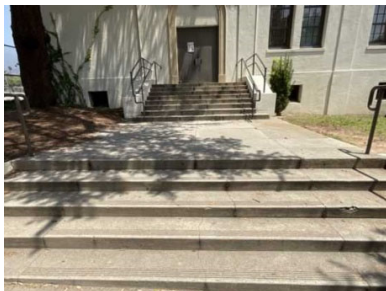
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$23,900

\$\$\$\$

Landing Not Even. Dirt and mud - AssetCALC ID: 3854864



Stairs in Poor condition.

Concrete, Exterior
Site Longfellow Elementary Site West side
north corner

Unifomat Code: B1080
Recommendation: **Replace in 2023**

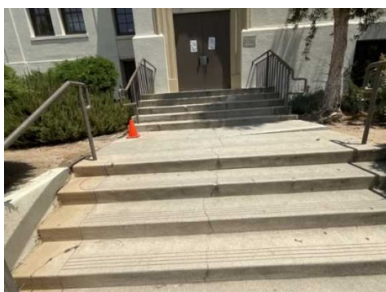
Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$18,000

\$\$\$\$

Cement cracked and uneven causing a potential trip hazard - AssetCALC ID: 3854842



Stairs in Poor condition.

Concrete, Exterior
Site Longfellow Elementary West entrance 1

Unifomat Code: B1080
Recommendation: **Replace in 2023**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$18,000

\$\$\$\$

Cement cracked and uneven causing a potential trip hazard - AssetCALC ID: 3854839



Stairs in Poor condition.

Concrete, Exterior
Site Longfellow Elementary Site north side
west of entrance

Uniformat Code: B1080
Recommendation: **Replace in 2023**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$23,900

\$\$\$\$

Landing Not Even. Dirt and mud - AssetCALC ID: 3854900



Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China
Administration Longfellow Elementary Utility
closet first floor

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Sink is extremely corroded - AssetCALC ID: 3854903



Foodservice Equipment in Failed condition.

Refrigerator, 1-Door Reach-In
Administration Longfellow Elementary Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,900

\$\$\$\$

Not working - AssetCALC ID: 3854833



Flagpole in Poor condition.

Metal
Site Longfellow Elementary Building exterior

Uniformat Code: G2060
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

\$\$\$\$

Concrete is cracked and separating - AssetCALC ID: 3854893

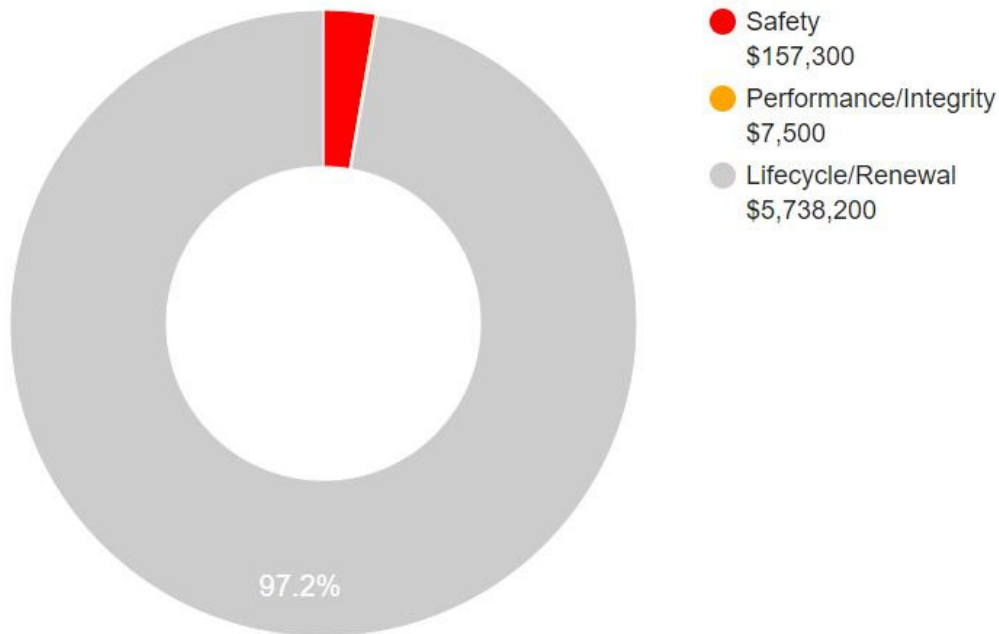
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,903,000

2. Administration Building



Administration Building: Systems Summary

Address	1065 East Washington Boulevard, Pasadena, California 91104	
Constructed/Renovated	1924	
Building Size	61,304 SF	
Number of Stories	2 above grade with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster Floors: Carpet, VCT, and sealed concrete Ceilings: Painted exposed wood structure	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coils through hydronic piping and cabinet terminal units	Fair

Administration Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment	

Administration Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$34,239	\$754,186	-	\$788,425
Roofing	-	-	-	\$218,477	\$71,311	\$289,788
Interiors	-	-	\$373,150	\$898,214	\$598,300	\$1,869,664
Conveying	-	-	-	\$22,085	\$108,585	\$130,670
Plumbing	-	\$1,680	\$17,540	\$71,633	\$10,217	\$101,070
HVAC	-	-	\$176,953	\$32,164	\$1,167,130	\$1,376,247
Fire Protection	-	-	\$11,351	-	\$15,255	\$26,606
Electrical	-	-	\$583,068	\$394,287	\$388,486	\$1,365,841
Fire Alarm & Electronic Systems	-	-	-	\$21,932	\$311,743	\$333,675
Equipment & Furnishings	\$2,937	-	\$468,306	-	\$91,235	\$562,478
TOTALS (3% inflation)	\$3,000	\$1,700	\$1,664,700	\$2,413,000	\$2,762,300	\$6,844,700

3. Building A



Building A: Systems Summary

Address	1065 East Washington Boulevard, Pasadena, California 91104	
Constructed/Renovated	2004	
Building Size	3,716 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coils through hydronic piping and cabinet terminal units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Building A: Systems Summary

Electrical	Source and Distribution: Main switchboard panel fed from admin building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building A: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$130,713	-	\$130,713
Roofing	-	-	-	\$34,448	-	\$34,448
Interiors	-	-	\$54,218	\$42,108	\$150,311	\$246,637
Plumbing	-	-	\$5,894	\$3,508	\$186,637	\$196,039
HVAC	-	-	\$27,234	-	\$64,517	\$91,751
Fire Protection	-	-	\$3,783	-	\$5,085	\$8,868
Electrical	-	-	\$35,343	\$13,582	\$962,447	\$1,011,372
Fire Alarm & Electronic Systems	-	-	-	-	\$18,896	\$18,896
Equipment & Furnishings	-	-	\$58,333	-	-	\$58,333
TOTALS (3% inflation)	-	-	\$184,900	\$224,400	\$1,387,900	\$1,797,200

4. Building B



Building B: Systems Summary

Address	1065 East Washington Boulevard, Pasadena, California 91104	
Constructed/Renovated	2004	
Building Size	840 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-engineered steel structure over concrete pad column footings	Fair
Façade	Primary Wall Finish: CMU Base with chain link fence on top	Fair
Roof	Flat metal roof	Fair
Interiors	Walls: Unfinished CMU Floors: Concrete Ceilings: Metal awning	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply with PVC waste and venting Hot Water: Domestic Boiler Fixtures: None	Fair
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair

Building B: Systems Summary

Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building B: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$1,753	\$33,012	\$34,765
Plumbing	-	-	\$4,035	\$10,409	\$2,618	\$17,062
HVAC	-	-	\$1,437	\$14,912	-	\$16,349
Electrical	-	-	\$5,991	\$109,365	\$71,360	\$186,716
Site Development	-	-	-	-	-	-
TOTALS (3% inflation)	-	-	\$11,500	\$136,500	\$107,000	\$255,000

5. Building C



Building C: Systems Summary

Address	1065 East Washington Boulevard, Pasadena, California 91104	
Constructed/Renovated	2004	
Building Size	408 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	CMU blocks over concrete slab foundation	Fair
Façade	Primary Wall Finish: CMU Windows: None	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply with PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	Fair

Building C: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$2,631	-	\$2,631
Roofing	-	-	-	\$4,078	-	\$4,078
Interiors	-	-	\$10,335	-	\$13,890	\$24,225
Plumbing	-	-	\$3,026	\$8,186	\$4,715	\$15,927
Electrical	-	-	\$2,909	\$1,490	-	\$4,399
TOTALS (3% inflation)	-	-	\$16,300	\$16,400	\$18,700	\$51,400

6. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	School monument signage and message board. chain-link fence. dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, fencing, electronic score board and site lights Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage sheds and Gazebos, Steel "Conex" type storage containers, and shade structures	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$23,936	\$61,634	\$114,430	-	-	\$200,000
Facade	-	-	\$41,369	-	\$55,597	\$96,966
Plumbing	-	-	\$3,566	-	\$5,556	\$9,122
Fire Protection	-	-	-	-	\$19,448	\$19,448
Equipment & Furnishings	-	-	-	\$17,546	-	\$17,546
Site Development	-	\$2,801	\$198,337	\$276,229	\$373,550	\$850,917
Site Pavement	-	-	\$185,228	-	-	\$185,228
Site Utilities	-	-	-	\$2,046	-	\$2,046
TOTALS (3% inflation)	\$24,000	\$64,500	\$543,000	\$295,900	\$454,200	\$1,381,600

7. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Building C was unavailable for observation, representative did not have a key. The assessment was only done on the two bathrooms.

8. ADA Accessibility

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

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

However, this does not:

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

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.

During the FCA, Bureau Veritas 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 the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. 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 this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The campus was originally constructed in 1924 with additional buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1924	No	No
Admin	1924/2011	No	No

Campus: Accessibility Summary

Building A	2004/2011	No	No
Building B	2004/2007	No	No
Building C	2004/2007	No	No
Building D	2004/2007	No	No

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

9. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

10. Opinions of Probable Costs

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

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas'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, Bureau Veritas 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 Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

Replacement costs are solicited from ownership/property management, Bureau Veritas'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.

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

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

Key Findings

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

Exceedingly Aged

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

11. Certification

The DLR Group - Pasadena Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Longfellow Elementary, 1065 East Washington Boulevard, Pasadena, California 91104, 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.

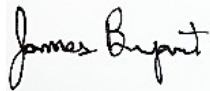
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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 Bureau Veritas.

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

Prepared by: Eric Steele,
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Reviewed by: 

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12. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - LEFT ELEVATION



5 - CEMENT STRUCTURAL WALL



6 - INTERIOR STRUCTURE

Photographic Overview



7 - STUCCO FACADE



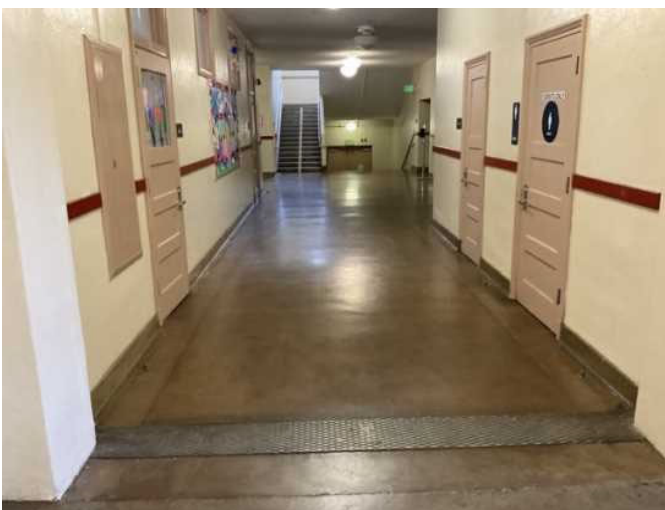
8 - EXTERIOR WINDOWS AND DOORS



9 - ROOFING OVERVIEW



10 - ROOF OVERVIEW



11 - INTERIOR HALLWAY



12 - CAFETERIA



Photographic Overview



13 - PROJECTION ROOM



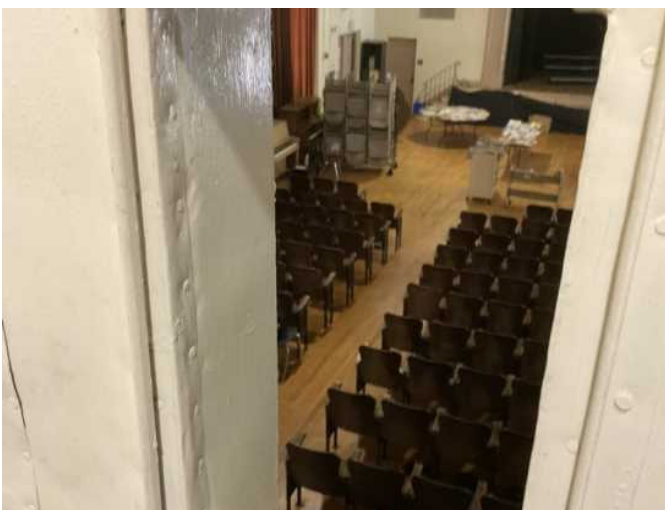
14 - KITCHEN



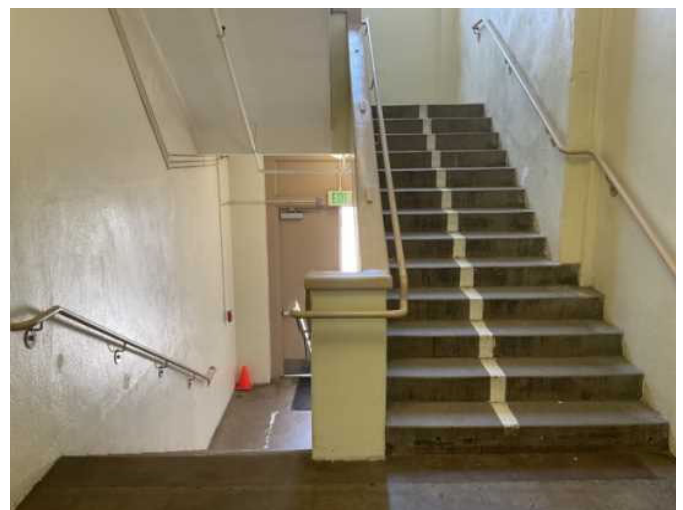
15 - CLASSROOM



16 - WORK ROOM



17 - AUDITORIUM



18 - STAIRCASE

Photographic Overview



19 - AIR HANDLERS



20 - CHILLER



21 - HVAC PUMPS



22 - COOLING TOWER



23 - HYDRONIC PIPING



24 - ROOF FANS

Photographic Overview



25 - SWITCHBOARD



26 - SECONDARY ELECTRICAL



27 - FIRE PANEL



28 - SPRINKLER SYSTEM



29 - WHEELCHAIR LIFT



30 - COMMERCIAL KITCHEN EQUIPMENT

Photographic Overview



31 - PARKING OVERVIEW



32 - PLAYGROUND



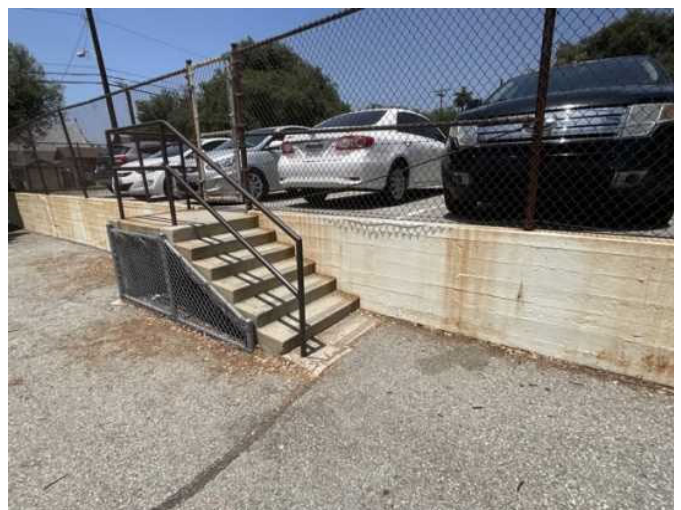
33 - SITE PAVED AREAS



34 - STAIRS AND CONCRETE WALKWAYS



35 - SCHOOL SIGNAGE

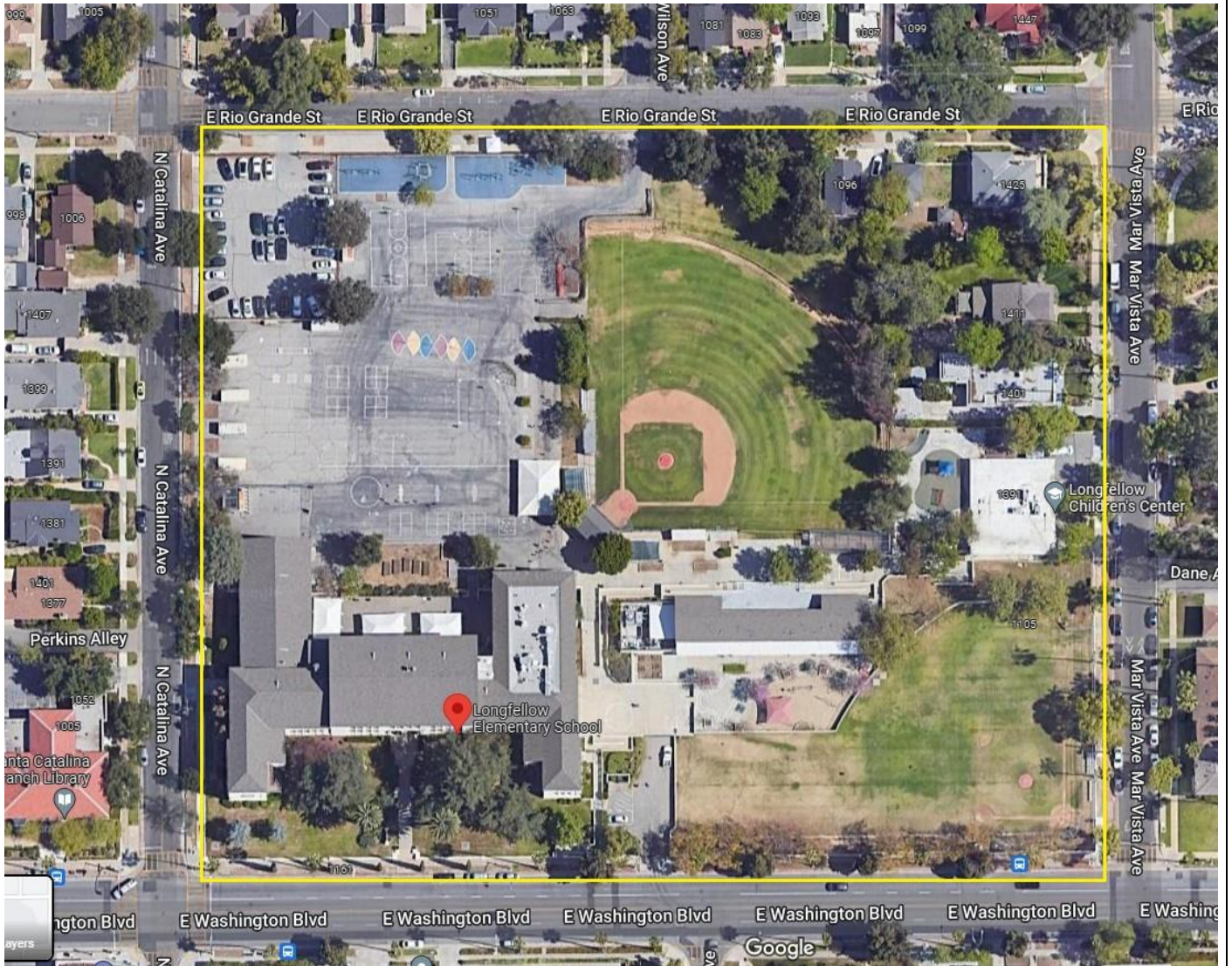


36 - SITE FENCING

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	154554.22R000-006.354	Longfellow Elementary DLR Group-Pasadena USD	
	Source	On-Site Date	
	Google	May 17-19, 2022	

Appendix C:

Pre-Survey Questionnaire



BV Facility Condition Assessment: Pre-Survey Questionnaire



LONGFELLOW ELEMENTARY

		Year	Additional Detail
Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Façade	0000	
	Roof		
	Interiors		



BV Facility Condition Assessment: Pre-Survey Questionnaire

LONGFELLOW ELEMENTARY

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		Auditorium needs to redesign the HVAC system because it had the plan already by Messers T.T.
	Electrical		
	Elevator		
	Fire & Life Safety		

BV Facility Condition Assessment: Pre-Survey Questionnaire



LONGFELLOW ELEMENTARY

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Site Pavement		
	Accessibility		

Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
--	--

Are there any problems with foundations or structures, like excessive settlement?	
---	--

BV Facility Condition Assessment; Pre-Survey Questionnaire



LONGFELLOW ELEMENTARY

Are there any wall, window, basement or roof leaks?	
Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	
Are your elevators unreliable, with frequent service calls?	
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	Remark! Restroom's in main building Install New drinking fountains



BV Facility Condition Assessment: Pre-Survey Questionnaire

LONGFELLOW ELEMENTARY

Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	
Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	
Is the electrical service outdated, undersized, or otherwise problematic?	
Are there any problems or inadequacies with exterior lighting?	

BV Facility Condition Assessment: Pre-Survey Questionnaire



LONGFELLOW ELEMENTARY

Is site/parking drainage inadequate, with excessive ponding or other problems?	
Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	

Appendix D:

Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Longfellow Elementary

BV Project Number: 154554.22R000 - 006.354

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			✗	
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			Improvements have made since original construction in 1924.
3	Has building management reported any accessibility-based complaints or litigation?			✗	

Abbreviated Accessibility Checklist

Parking



Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?		✗		
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			

Abbreviated Accessibility Checklist

Building Entrances



Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?		✗		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✗			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✗			

Abbreviated Accessibility Checklist

Interior Accessible Route



Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	✕			
8	Do public transaction areas have an accessible, lowered service counter section ?		✕		
9	Do public telephones appear mounted with an accessible height and location ?		✕		
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	✕			
11	Do doors at interior accessible routes appear to have compliant hardware ?	✕			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	✕			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	✕			

Abbreviated Accessibility Checklist

Elevators



Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?	✗			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			
---	---	---	--	--	--

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?			✗	
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | Longfellow Elementary / D DNU

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	D	Fair	Structural Framing, Steel Light Gauge, Steel Light Gauge	120 SF	50	3870633
Facade						
B2010	Building D	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	2,280 SF	10	3864157
B2050	Building D	Fair	Exterior Door, Steel, Standard	4	10	3870510

Component Condition Report | Longfellow Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site north side west of entrance	Poor	Stairs, Concrete, Exterior	400 SF	1	3854900
B1080	West entrance 1	Poor	Stairs, Concrete, Exterior	300 SF	1	3854839
B1080	Site West side north corner	Poor	Stairs, Concrete, Exterior	300 SF	1	3854842
B1080	East of entrance	Failed	Stairs, Concrete, Exterior	400 SF	0	3854864
B1080	Site Entrance south	Fair	Stairs, Concrete, Exterior	1,750 SF	3	3854888
Facade						
B2080	Building E	Fair	Awning, Fabric, per SF of awning	4,100 SF	5	3870516
Plumbing						
D2010	Playground	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	2	3	3854877
Fire Protection						
D4010	Building exterior	Fair	Backflow Preventer, Fire Suppression	1	18	3854871
Equipment & Furnishings						
E2010	Baseball field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	100	10	3857936
Pedestrian Plazas & Walkways						
G2020	Playground	Fair	Parking Lots, Pavement, Asphalt, Overlay	61,500 SF	3	3862743
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Overlay	16,400 SF	3	3854832
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	16,400 SF	3	4160502
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,600 SF	25	3854883
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	61,500 SF	3	4160501
G2050	Playground	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	5	15	3858035
G2050	East building	Fair	Play Structure, Multipurpose, Medium	1	10	3857982
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	10	3857942
G2050	Site	Fair	Play Structure, Multipurpose, Small	2	10	3858018
G2050	Playground East building	Fair	Playfield Surfaces, Sand, 3" Depth	2,400 SF	10	3858010
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	10	3857954
G2050	Site	Fair	Playfield Surfaces, Artificial Play Turf	4,300 SF	10	3858029
Sitework						
G2060	Baseball field	Fair	Fences & Gates, Fence, Chain Link 8'	790 LF	15	3858060
G2060	Building exterior	Fair	Retaining Wall, Concrete Cast-in-Place	825 SF	20	3854846

Component Condition Report | Longfellow Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Building exterior	Poor	Flagpole, Metal	1	1	3854893
G2060	Playground East building	Fair	Picnic Table, Metal Powder-Coated	5	12	3858053
G2060	Cafeteria	Fair	Picnic Table, Wood/Composite/Fiberglass	30	10	3870509
G2060	Baseball field	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	3858039
G2060	Playground	Fair	Picnic Table, Metal Powder-Coated	30	13	3858019
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,150 LF	5	3854881
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	3854850
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	98,500 SF	5	3854880
G2080	East building exterior mechanical	Fair	Irrigation System, Control Panel [No tag/plate found]	1	5	3857968
G4050	Front entrance	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, 150 W	2	10	3857991

Component Condition Report | Longfellow Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building A	Fair	Exterior Walls, Stucco	5,550 SF	30	3864158
B2020	Building A	Fair	Window, Steel, 28-40 SF	26	10	3864163
B2020	Building A	Fair	Window, Steel, 16-25 SF	6	10	3864161
B2050	Building A	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	10	3857917
B2050	Building A	Fair	Exterior Door, Steel, Standard	2	10	3864162
Roofing						
B3010	Roof	Fair	Roofing, Wood Shake/Shingle	3,800 SF	10	3870498
Interiors						
C1030	Building A	Fair	Interior Door, Steel, Standard	22	20	3870505
C1070	East building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,500 SF	11	3854879
C2010	East building	Fair	Wall Finishes, any surface, Prep & Paint	14,800 SF	5	3854841
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	10	3870514
C2030	East building restrooms	Fair	Flooring, Ceramic Tile	400 SF	10	3854853
C2030	East building	Fair	Flooring, Vinyl Tile (VCT)	1,126 SF	3	3854826
C2030	East building	Fair	Flooring, Carpet, Commercial Standard	2,190 SF	3	3854837
Plumbing						
D2010	Throughout building	Fair	Toilet, Child-Sized	12	12	3857997
D2010	East building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	38	12	3854830
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	4	12	3870504
D2010	East building mech room	Fair	Storage Tank, Domestic Water [No tag/plate found]	1	10	3858055
D2010	East building restrooms	Fair	Toilet, Child-Sized	14	12	3854868
D2010	East building kitchenettes	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	24	12	3854873
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,716 SF	26	3870518
D2010	East building mech room	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	6	3857947
D2030	Electrical room	Fair	Pump, Sump [No tag/plate found]	1	3	3854831

HVAC

Component Condition Report | Longfellow Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	East building room 2	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3854825
D3050	East building mech room 2	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857996
D3050	East building room 104	Fair	Fan Coil Unit, Hydronic Terminal [Ax41]	1	15	3854862
D3050	East building room 1	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3854898
D3050	East building room 105	Fair	Fan Coil Unit, Hydronic Terminal [A41]	1	5	3854827
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	3,716 SF	20	3870502
D3050	East building mech room	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857959
D3050	East building mech room	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857990
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,716 SF	25	3870635
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	10	5	3870636
Electrical						
D5020	East building	Fair	Switchboard, 277/480 V [DP2]	1	20	3857937
D5020	Parking lot west 3 spot	Fair	Switchgear, 277/480 V [No tag/plate found]	1	20	3857984
D5020	Parking lot west 3 spot	Fair	Switchboard, 277/480 V [No tag/plate found]	1	20	3857965
D5020	Parking lot west 3 spot	Fair	Switchboard, 277/480 V [No tag/plate found]	1	20	3858015
D5020	East building	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	15	3857923
D5020	East building	Fair	Switchboard, 120/208 V [LPA/B]	1	20	3858057
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,716 SF	10	3870501
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,716 SF	3	3870506
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	15	3870503
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,716 SF	15	3870634
Equipment & Furnishings						
E2010	East building	Fair	Casework, Cabinetry Economy	150 LF	5	3854870
E2010	East building room 1	Fair	Casework, Cabinetry Hardwood High-End	40 LF	5	3854860

Component Condition Report | Longfellow Elementary / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building B	Fair	Exterior Walls, Concrete Block (CMU)	840 SF	20	3864160
B2050	Building B	Fair	Exterior Door, Steel, Standard	2	10	3864165
Plumbing						
D2010	East building exterior mechanical	Fair	Boiler, Gas, Domestic [No tag/plate found]	1	21	3857977
D2010	East building exterior mechanical	Fair	Water Softener, Domestic Water [CAS-1]	1	21	3857987
D2010	East building exterior mechanical	Fair	Piping & Valves, Water Flow Meter, Domestic Water	1	10	3857978
D2010	East building exterior mechanical	Fair	Water Softener, Domestic Water [HET-1]	1	21	3858044
D2010	East building exterior mechanical	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	5	3857957
D2010	East building exterior mechanical	Fair	Emergency Plumbing Fixtures, Eye Wash [No tag/plate found]	1	16	3857960
D2010	East building exterior mechanical	Fair	Water Softener, Domestic Water [CET-1]	1	21	3857976

Component Condition Report | Longfellow Elementary / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	East building exterior mechanical	Fair	Piping & Valves, Water Flow Meter, Domestic Water	1	26	3857992
D2010	East building exterior mechanical	Fair	Boiler, Gas, Domestic [No tag/plate found]	1	21	3857989
D2010	East building exterior mechanical	Fair	Water Softener, Domestic Water [No tag/plate found]	1	21	3857949
D2010	East building exterior mechanical	Fair	Water Softener, Domestic Water [HAS-1]	1	21	3858052
HVAC						
D3010	East building exterior mechanical	Fair	Supplemental Components, Pressure Regulator, Natural Gas	1	5	3858025
D3030	East building exterior mechanical	Good	Chiller, Water-Cooled [No tag/plate found]	1	21	3857993
D3030	East building exterior mechanical	Good	Cooling Tower, (Typical) Open Circuit [No tag/plate found]	1	21	3858045
D3050	East building exterior mechanical	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	10	3857966
D3050	East building exterior mechanical	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	21	3858014
D3050	East building exterior mechanical	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	10	3857988
D3050	East building exterior mechanical	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CDP-1B]	1	21	3857934
D3050	East building exterior mechanical	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	21	3857920
D3050	East building exterior mechanical	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CHP-1B]	1	21	3858049
D3050	East building exterior mechanical	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CDP-1A]	1	21	3857958
D3050	East building exterior mechanical	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CHP-1A]	1	21	3857919
Electrical						
D5020	East building exterior mechanical	Fair	Switchboard, 277/480 V [MSY]	1	15	3857914
D5020	East building exterior mechanical	Fair	Secondary Transformer, Dry, Stepdown	1	26	3858047
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	840 SF	15	3870520
D5030	East building exterior mechanical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD4 CHP1A]	1	10	3857964
D5030	East building exterior mechanical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD1 CWP1A]	1	10	3858026
D5030	East building exterior mechanical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD5 HP1B]	1	10	3858000
D5030	East building exterior mechanical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD2 CWP1B]	1	10	3858008
D5030	East building exterior mechanical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD6 HP1A]	1	10	3857926
D5030	East building exterior mechanical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD3 CHP1B]	1	10	3858042
D5030	East building exterior mechanical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD7 CT1]	1	10	3857995
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	840 SF	3	3870500
Sitework						
G2060	Building B	Fair	Fences & Gates, Fence, Chain Link 6'	105 LF	30	3864159

Component Condition Report | Longfellow Elementary / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building C	Fair	Exterior Walls, Stucco	1,100 SF	29	3864164
B2050	Building C	Fair	Exterior Door, Steel, Standard	3	10	3870517
Roofing						
B3010	Roof	Fair	Roofing, Wood Shake/Shingle	450 SF	10	3870519
Interiors						
C2010	East building	Fair	Wall Finishes, any surface, Prep & Paint	2,200 SF	5	3870499

Component Condition Report | Longfellow Elementary / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Building C	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	408 SF	5	3870508
Plumbing						
D2010	Baseball field	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	3857961
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	408 SF	30	3870513
D2010	Baseball field	Fair	Toilet, Commercial Water Closet	2	10	3858002
D2010	Playground	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	3857998
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	408 SF	10	3870511
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	408 SF	3	3870512

Component Condition Report | Longfellow Elementary / Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Admin Building	Fair	Exterior Walls, Stucco	34,500 SF	40	3864058
B2020	Building Exterior basement windows	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	24	3	3854863
B2020	Throughout building interior windows	Fair	Window, Aluminum Double-Glazed, up to 15 SF	52	10	3858012
B2020	Admin Building	Fair	Window, Steel, 28-40 SF	140	10	3854901
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	28	10	3858041
B2020	Admin Building	Fair	Window, Steel, 16-25 SF	64	10	3857930
B2050	Admin Building	Fair	Exterior Door, Steel, Standard	24	10	3858032
B2050	Front entrance	Fair	Exterior Door, Steel, Standard	4	10	3854855
B2050	Admin Building	Fair	Exterior Door, Steel, Standard	6	10	3858036
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,750 SF	18	3857975
B3010	Roof	Fair	Roofing, Wood Shake/Shingle	24,100 SF	10	3857956
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	154	20	3854867
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	40,000 SF	5	3854829
C2010	Admin Building	Fair	Wall Finishes, any surface, Prep & Paint	80,500 SF	5	3870515
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	23,400 SF	5	3870507
C2030	Throughout building	Fair	Flooring, Ceramic Tile	5,000 SF	15	3857928
C2030	Classrooms	Fair	Flooring, Wood, Strip	36,700 SF	8	3857971
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	10	3854866
C2050	Auditorium	Fair	Ceiling Finishes, Wood Paneling	6,100 SF	10	3858033
Conveying						
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	6	3857929
D1010	Mechanical room	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate [No tag/plate found]	1	12	3854851
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	10	3854852
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	3	3854892

Component Condition Report | Longfellow Elementary / Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet first basement	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	5	3854836
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	20	3854872
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	34	10	3857953
D2010	Utility closet first floor	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	1	1	3854903
D2010	Building exterior	Fair	Piping & Valves, Pressure Reducer Valve (PRV), Domestic Water	1	8	3854861
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	61,304 SF	24	3857915
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	10	3854884
HVAC						
D3010	East of entrance	Fair	Supplemental Components, Pressure Regulator, Natural Gas	1	5	3854824
D3050	West side HVAC room	Fair	Fan Coil Unit, Hydronic Terminal [FCU B3]	1	5	3854869
D3050	107	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858062
D3050	Fan room	Fair	Fan Coil Unit, Hydronic Terminal [AH1]	1	5	3854887
D3050	201	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857944
D3050	118	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858024
D3050	West side HVAC room	Fair	Fan Coil Unit, Hydronic Terminal [FCU B1]	1	5	3854835
D3050	Off cafeteria	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	10	3857922
D3050	West side HVAC room	Fair	Fan Coil Unit, Hydronic Terminal [FCU B4]	1	5	3854876
D3050	Mechanical room	Fair	Fan Coil Unit, Hydronic Terminal [B 11]	1	5	3854890
D3050	212	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858030
D3050	210	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857940
D3050	115	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857999
D3050	119	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857972
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	61,304 SF	20	3870497
D3050	109	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857941
D3050	211	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858022
D3050	Electrical room	Fair	Fan Coil Unit, Hydronic Terminal [A 41]	1	5	3854857
D3050	Mechanical room	Fair	Fan Coil Unit, Hydronic Terminal [BX 32]	1	5	3854848
D3050	203	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857933
D3050	206	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858016
D3050	214	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858056
D3050	West side HVAC room	Fair	Fan Coil Unit, Hydronic Terminal [FCU B2]	1	5	3854878
D3050	205	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858020
D3050	117	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858021
D3050	Off cafeteria	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857913
D3050	Mechanical room	Fair	Fan Coil Unit, Hydronic Terminal [AX 43]	1	10	3854840
D3050	Mechanical room	Fair	Fan Coil Unit, Hydronic Terminal [A38]	1	5	3854859
D3050	Electrical room	Fair	HVAC System, Ductwork, Medium Density	30,000 SF	15	3854882
D3050	West side HVAC room	Fair	Fan Coil Unit, Hydronic Terminal [FCU B5]	1	5	3854847
D3050	116	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857924
D3050	Library	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857946

Component Condition Report | Longfellow Elementary / Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	114	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857951
D3050	209	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857943
D3050	203	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858043
D3050	West side HVAC room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	10	3854838
D3050	213	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857948
D3050	202	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3857986
D3050	West side HVAC room	Fair	Fan Coil Unit, Hydronic Terminal [FCU B6]	1	5	3854899
D3050	120	Fair	Fan Coil Unit, Hydronic Terminal	1	5	3858046
D3060	Roof	Fair	Exhaust Fan, Propeller, 2 HP Motor [No tag/plate found]	1	5	3857963
D3060	Roof	Fair	Exhaust Fan, Propeller, 2 HP Motor [No tag/plate found]	1	5	3858003
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	61,304 SF	30	3854822
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	30	5	3854894
Electrical						
D5020	Building exterior west side	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3857931
D5020	Parking lot west 3 spot	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	20	3857969
D5020	Building exterior west side	Fair	Switchboard, 277/480 V [No tag/plate found]	1	20	3857925
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	10	3854865
D5020	Building exterior west side	Fair	Switchgear, 277/480 V [No tag/plate found]	1	20	3858061
D5030	Fan room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Supply]	1	10	3854843
D5030	Kitchen	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Return]	1	10	3854854
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	61,304 SF	10	3858023
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	61,304 SF	3	3854845
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	18	12	3858005
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	61,304 SF	15	3862740
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	10	3854889
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [No tag/plate found]	1	5	3858007
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	3858048
E1030	Kitchen	Failed	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	0	3854833
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3854856
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [No tag/plate found]	1	5	3854858
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop [No tag/plate found]	1	5	3854828
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	3	3854895
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	3	3854886
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [R427A]	1	5	3854902
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest [No tag/plate found]	1	5	3854896
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	3	3854834
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3858038

Component Condition Report | Longfellow Elementary / Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Lounges	Fair	Casework, Cabinetry, Hardwood Standard	1,000 LF	5	3857981

Component Condition Report | Longfellow Elementary / Children's Center DNU

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Children center	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	8	3857994
C2010	Children center	Fair	Wall Finishes, any surface, Prep & Paint	5,140 SF	5	3857945
C2050	Children center	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,500 SF	5	3857952
Plumbing						
D2010	Children center	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	3857955
D2010	Children center	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	3	3857973
D2010	Children center	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	3857927
D2010	Children center	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	3857979
HVAC						
D3050	Children center	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	5	3858050
D3050	Children center	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	13	3857974
D3050	Children center	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	5	3858054
Electrical						
D5020	Children center	Fair	Switchboard, 120/208 V [No tag/plate found]	1	25	3857935
D5040	Children center	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	5	3857918
Equipment & Furnishings						
E1030	Children center	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	3857950
E1030	Children center	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	3858051
E2010	Children center	Fair	Casework, Countertop, Solid Surface	50 LF	12	3857967
Pedestrian Plazas & Walkways						
G2030	Children center	Poor	Sidewalk, Concrete, Small Areas/Sections	3,200 SF	1	3858011
Athletic, Recreational & Playfield Areas						
G2050	Children center	Fair	Playfield Surfaces, Artificial Play Turf	1,320 SF	10	3857970
G2050	Children center	Fair	Play Structure, Multipurpose, Small	1	10	3857983
Sitework						
G2060	Children center	Fair	Park Bench, Metal Powder-Coated	2	10	3858034
G2060	Children center	Fair	Picnic Table, Metal Powder-Coated	6	10	3858004

Component Condition Report | Longfellow Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D8010	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, upgrade	66,268 SF	2	4160500

Appendix F:

Replacement Reserves



Replacement Reserves Report

9/7/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Longfellow Elementary	\$0	\$0	\$191,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,924	\$0	\$0	\$0	\$489,150
Longfellow Elementary / A	\$0	\$0	\$0	\$51,178	\$0	\$117,363	\$844	\$0	\$0	\$0	\$224,372	\$50,076	\$177,460	\$26,243	\$0	\$97,073	\$0	\$0	\$18,337	\$0	\$1,017,754	\$1,780,701
Longfellow Elementary / B	\$0	\$0	\$0	\$2,097	\$0	\$5,474	\$0	\$0	\$0	\$0	\$136,451	\$0	\$0	\$0	\$0	\$71,362	\$2,619	\$0	\$0	\$0	\$33,013	\$251,016
Longfellow Elementary / C	\$0	\$0	\$0	\$1,019	\$0	\$13,365	\$0	\$0	\$0	\$0	\$16,391	\$0	\$0	\$0	\$0	\$13,893	\$0	\$0	\$0	\$0	\$4,716	\$49,383
Longfellow Elementary / Administration	\$2,938	\$1,681	\$0	\$382,784	\$0	\$1,026,804	\$22,085	\$0	\$760,324	\$0	\$1,630,595	\$0	\$114,729	\$15,179	\$0	\$963,582	\$0	\$0	\$82,795	\$0	\$1,586,840	\$6,590,336
Longfellow Elementary / Children's Center DNU	\$0	\$71,721	\$0	\$5,112	\$0	\$42,922	\$0	\$3,613	\$38,591	\$3,833	\$61,412	\$0	\$8,532	\$14,380	\$0	\$24,934	\$0	\$0	\$2,408	\$0	\$4,127	\$281,584
Longfellow Elementary / D DNU	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,852
Longfellow Elementary / E DNU	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Longfellow Elementary / Site	\$23,936	\$64,437	\$0	\$344,902	\$0	\$239,708	\$0	\$0	\$48,314	\$0	\$295,828	\$0	\$5,429	\$89,563	\$0	\$169,592	\$0	\$0	\$89,936	\$0	\$220,577	\$1,592,222
Grand Total	\$26,874	\$137,839	\$191,226	\$787,092	\$0	\$1,445,635	\$22,930	\$3,613	\$847,230	\$3,833	\$2,441,901	\$50,076	\$306,150	\$145,365	\$0	\$1,340,436	\$2,619	\$297,924	\$193,476	\$0	\$2,867,026	\$11,111,245

Uniformat Code/Location Description			ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate										
D8010	Throughout	4160500		BAS/HVAC Controls, Basic System or Legacy Upgrades, upgrade	15	13	2	66268	SF	\$2.72	\$180,249			\$180,249																\$180,249				\$360,498									
Totals, Unescalated												\$0	\$0	\$180,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,249	\$0	\$0	\$0	\$360,498			
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$191,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,924	\$0	\$0	\$0	\$489,150

Uniformat Code		Location Description		ID	Cost Description		Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B2020		Building A		3864163	Window, Steel, 28-40 SF, Replace		30	20	10	26	EA	\$2,502.40	\$65,062											\$65,062											\$65,062		
B2020		Building A		3864161	Window, Steel, 16-25 SF, Replace		30	20	10	6	EA	\$1,849.60	\$11,098											\$11,098											\$11,098		
B2050		Building A		3857917	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	20	10	14	EA	\$1,414.40	\$19,802											\$19,802											\$19,802		
B2050		Building A		3864162	Exterior Door, Steel, Standard, Replace		40	30	10	2	EA	\$652.80	\$1,306											\$1,306											\$1,306		
B3010		Roof		3870498	Roofing, Wood Shake/Shingle, Replace		25	15	10	3800	SF	\$6.75	\$25,633											\$25,633											\$25,633		
C1030		Building A		3870505	Interior Door, Steel, Standard, Replace		40	20	20	22	EA	\$652.80	\$14,362																				\$14,362		\$14,362		
C1070		East building		3854879	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	14	11	9500	SF	\$3.81	\$36,176											\$36,176											\$36,176		
C2010		East building		3854841	Wall Finishes, any surface, Prep & Paint		10	5	5	14800	SF	\$1.63	\$24,154						\$24,154									\$24,154								\$48,307	
C2030		Restrooms		3870514	Flooring, Ceramic Tile, Replace		40	30	10	1200	SF	\$19.58	\$23,501											\$23,501												\$23,501	
C2030		East building restrooms		3854853	Flooring, Ceramic Tile, Replace		40	30	10	400	SF	\$19.58	\$7,834											\$7,834												\$7,834	
C2030		East building		3854826	Flooring, Vinyl Tile (VCT), Replace		15	12	3	1126	SF	\$5.44	\$6,125				\$6,125																\$6,125			\$12,251	
C2030		East building		3854837	Flooring, Carpet, Commercial Standard, Replace		10	7	3	2190	SF	\$8.16	\$17,870				\$17,870										\$17,870									\$35,741	
D2010		East building mech room		3858055	Storage Tank, Domestic Water, Replace		30	20	10	1	EA	\$2,611.20	\$2,611											\$2,611												\$2,611	
D2010		East building mech room		3857947	Water Heater, Electric, Residential, Replace		15	9	6	1	EA	\$707.20	\$707							\$707																\$707	
D2010		Throughout building		3857997	Toilet, Child-Sized, Replace		30	18	12	12	EA	\$979.20	\$11,750													\$11,750										\$11,750	
D2010		East building		3854830	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	18	12	38	EA	\$1,632.00	\$62,016												\$62,016											\$62,016	
D2010		Throughout building		3870504	Toilet, Commercial Water Closet, Replace		30	18	12	4	EA	\$1,414.40	\$5,658													\$5,658										\$5,658	
D2010		East building restrooms		3854868	Toilet, Child-Sized, Replace		30	18	12	14	EA	\$979.20	\$13,709													\$13,709										\$13,709	
D2010		East building kitchenettes		3854873	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	18	12	24	EA	\$1,305.60	\$31,334													\$31,334										\$31,334	
D2030		Electrical room		3854831	Pump, Sump, Replace		15	12	3	1	EA	\$4,645.76	\$4,646				\$4,646																\$4,646			\$9,292	
D3050		East building room 2		3854825	Fan Coil Unit, Hydronic Terminal, Replace		20	15	5	1	EA	\$3,916.80	\$3,917						\$3,917																	\$3,917	
D3050		East building mech room 2		3857996	Fan Coil Unit, Hydronic Terminal, Replace		20	15	5	1	EA	\$3,916.80	\$3,917						\$3,917																	\$3,917	
D3050		East building room 1		3854898	Fan Coil Unit, Hydronic Terminal, Replace		20	15	5	1	EA	\$3,916.80	\$3,917						\$3,917																	\$3,917	
D3050		East building room 105		3854827	Fan Coil Unit, Hydronic Terminal, Replace		20	15	5	1	EA	\$3,916.80	\$3,917						\$3,917																	\$3,917	
D3050		East building mech room		3857959	Fan Coil Unit, Hydronic Terminal, Replace		20	15	5	1	EA	\$3,916.80	\$3,917						\$3,917																	\$3,917	
D3050		East building mech room		3857990	Fan Coil Unit, Hydronic Terminal, Replace		20	15	5	1	EA	\$3,916.80	\$3,917						\$3,917																	\$3,917	
D3050		East building room 104		3854862	Fan Coil Unit, Hydronic Terminal, Replace		20	5	15	1	EA	\$3,916.80	\$3,917															\$3,917									\$3,917
D3050		Throughout building		3870502	HVAC System, Hydronic Piping, 4-Pipe, Replace		40	20	20	3716	SF	\$8.70	\$32,344																					\$32,344			\$32,344
D4030		Throughout building		3870636	Fire Extinguisher, Wet Chemical/CO2, Replace		10	5	5	10	EA	\$326.40	\$3,264						\$3,264									\$3,264									\$6,528
D5020		East building		3857923	Secondary Transformer, Dry, Stepdown, Replace		30	15	15	1	EA	\$17,408.00	\$17,408															\$17,408									\$17,408
D5020		East building		3857937	Switchboard, 277/480 V, Replace		40	20	20	1	EA	\$48,960.00	\$48,960																					\$48,960			\$48,960
D5020		Parking lot west 3 spot		3857984	Switchgear, 277/480 V, Replace		40	20	20	1	EA	\$261,120.00	\$261,120																				\$261,120			\$261,120	
D5020		Parking lot west 3 spot		3857965	Switchboard, 277/480 V, Replace		40	20	20	1	EA	\$81,600.00	\$81,600																					\$81,600			\$81,600
D5020		Parking lot west 3 spot		3858015	Switchboard, 277/480 V, Replace		40	20	20	1	EA	\$81,600.00	\$81,600																					\$81,600			\$81,600
D5020		East building		3858057	Switchboard, 120/208 V, Replace		40	20	20	1	EA	\$43,520.00	\$43,520																					\$43,520			\$43,520
D5030		Throughout building		3870501	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	30	10	3716	SF	\$2.72	\$10,108												\$10,108											\$10,108	
D5040		Throughout building		3870506	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	17	3	3716	SF	\$4.90	\$18,194				\$18,194																			\$18,194	
D5040		Building exterior		3870503	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	5	15	6	EA	\$239.36	\$1,436															\$1,436								\$1,436	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
C2050	Auditorium	3858033	Ceiling Finishes, Wood Paneling, Replace	30	20	10	6100	SF	\$15.23	\$92,915											\$92,915											\$92,915	
D1010	Mechanical room	3854851	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	18	12	1	EA	\$76,160.00	\$76,160												\$76,160										\$76,160	
D1010	Auditorium	3857929	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	19	6	1	EA	\$18,496.00	\$18,496							\$18,496															\$18,496	
D2010	Utility closet first basement	3854836	Water Heater, Electric, Commercial (12 kW), Replace	20	15	5	1	EA	\$13,491.20	\$13,491						\$13,491																\$13,491	
D2010	Building exterior	3854861	Piping & Valves, Pressure Reducer Valve (PRV), Domestic Water, Replace	30	22	8	1	EA	\$1,263.17	\$1,263									\$1,263													\$1,263	
D2010	Building exterior	3854872	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	\$5,657.60	\$5,658																					\$5,658	\$5,658	
D2010	Utility closet first floor	3854903	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	29	1	1	EA	\$1,632.00	\$1,632		\$1,632																				\$1,632	
D2010	Kitchen	3854892	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	27	3	1	EA	\$1,740.80	\$1,741				\$1,741																		\$1,741	
D2010	Kitchen	3854852	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	\$2,284.80	\$2,285												\$2,285										\$2,285	
D2010	Throughout building	3857953	Toilet, Commercial Water Closet, Replace	30	20	10	34	EA	\$1,414.40	\$48,090												\$48,090										\$48,090	
D2010	Kitchen	3854884	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	20	10	1	EA	\$1,740.80	\$1,741												\$1,741										\$1,741	
D3010	East of entrance	3854824	Supplemental Components, Pressure Regulator, Natural Gas, Replace	20	15	5	1	EA	\$1,240.32	\$1,240							\$1,240																\$1,240
D3050	West side HVAC room	3854869	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	107	3858062	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	Fan room	3854887	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	201	3857944	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	118	3858024	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	West side HVAC room	3854835	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	West side HVAC room	3854876	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	212	3858030	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	210	3857940	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	115	3857999	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	119	3857972	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	109	3857941	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	211	3858022	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	Electrical room	3854857	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	203	3857933	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	206	3858016	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	214	3858056	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	West side HVAC room	3854878	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	205	3858020	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	117	3858021	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	Off cafeteria	3857913	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	Mechanical room	3854859	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	West side HVAC room	3854847	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	116	3857924	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	Library	3857946	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	114	3857951	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	209	3857943	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	203	3858043	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	213	3857948	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	202	3857986	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	West side HVAC room	3854899	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	120	3858046	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$3,916.80	\$3,917							\$3,917																\$3,917
D3050	Mechanical room	3854840	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$3,916.80	\$3,917												\$3,917											\$3,917
D3050	Throughout building	3870497	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	61304	SF	\$8.70	\$533,590																					\$533,590		\$533,590
D3050	Mechanical room	3854890	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$10,009.60	\$10,010							\$10,010																\$10,010
D3050	Mechanical room	3854848	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$10,009.60	\$10,010							\$10,010																\$10,010
D3050	Off cafeteria	3857922	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	15	10	1	EA	\$10,009.60	\$10,010												\$10,010											\$10,010
D3050	West side HVAC room	3854838	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	15	10	1	EA	\$10,009.60	\$10,010												\$10,010											\$10,010
D3050	Electrical room	3854882	HVAC System, Ductwork, Medium Density, Replace	30	15	15	30000	SF	\$4.35	\$130,560																\$130,560							\$130,560
D3060	Roof	3857963	Exhaust Fan, Propeller, 2 HP Motor, Replace	20	15	5	1	EA	\$3,046.40	\$3,046							\$3,046																\$3,046
D3060	Roof	3858003	Exhaust Fan, Propeller, 2 HP Motor, Replace	20	15	5	1	EA	\$3,046.40	\$3,046							\$3,046																\$3,046
D4030	Throughout building	3854894	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	30	EA	\$326.40	\$9,792							\$9,792										\$9,792						\$19,584
D5020	Building exterior west side	3857931	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$32,640.00	\$32,640												\$32,640											\$32,640
D5020	Electrical room	3854865	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$62,016.00	\$62,016												\$62,016											\$62,016
D5020	Parking lot west 3 spot	3857969	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$10,880.00	\$10,880																					\$10,880	\$10,880	
D5020	Building exterior west side	3857925	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$48,960.00	\$48,960		</																					

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D5040	Throughout building	3854845	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	61304	SF	\$4.90	\$300,144				\$300,144																		\$300,144
D5040	Building exterior	3858005	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	18	EA	\$239.36	\$4,308													\$4,308									\$4,308
D7050	Electrical room	3854889	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$16,320.00	\$16,320											\$16,320											\$16,320
D7050	Throughout building	3862740	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	61304	SF	\$3.26	\$200,096																\$200,096						\$200,096
E1030	Kitchen	3854833	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	15	0	1	EA	\$2,937.60	\$2,938	\$2,938																\$2,938					\$2,938
E1030	Kitchen	3854895	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$4,896.00	\$4,896				\$4,896																\$4,896		\$4,896
E1030	Kitchen	3854886	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$10,336.00	\$10,336				\$10,336										\$10,336								\$10,336
E1030	Kitchen	3854834	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850																\$1,850		\$1,850
E1030	Kitchen	3858007	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	\$6,963.20	\$6,963						\$6,963																\$6,963
E1030	Kitchen	3858048	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$5,004.80	\$5,005						\$5,005																\$5,005
E1030	Kitchen	3854856	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,937.60	\$2,938						\$2,938																\$2,938
E1030	Kitchen	3854858	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$27,200.00	\$27,200						\$27,200																
E1030	Kitchen	3854828	Foodservice Equipment, Steamer, Tabletop, Replace	10	5	5	1	EA	\$7,616.00	\$7,616						\$7,616										\$7,616						
E1030	Kitchen	3854902	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,854.40	\$6,854						\$6,854															\$6,854	
E1030	Kitchen	3854896	Foodservice Equipment, Freezer, Chest, Replace	15	10	5	1	EA	\$1,958.40	\$1,958						\$1,958																\$1,958
E1030	Kitchen	3858038	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,937.60	\$2,938						\$2,938																\$2,938
E2010	Lounges	3857981	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	1000	LF	\$326.40	\$326,400						\$326,400																
Totals, Unescalated											\$2,938	\$1,632	\$0	\$350,301	\$0	\$885,730	\$18,496	\$0	\$600,207	\$0	\$1,213,316	\$0	\$80,468	\$10,336	\$0	\$618,487	\$0	\$0	\$48,634	\$0	\$878,595	\$4,709,139
Totals, Escalated (3.0% inflation, compounded annually)											\$2,938	\$1,681	\$0	\$382,784	\$0	\$1,026,804	\$22,085	\$0	\$760,324	\$0	\$1,630,595	\$0	\$114,729	\$15,179	\$0	\$963,582	\$0	\$0	\$82,795	\$0	\$1,586,840	\$6,590,336

Longfellow Elementary / Children's Center DNU

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
C1070	Children center	3857994	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	8000	SF	\$3.81	\$30,464									\$30,464													\$30,464	
C2010	Children center	3857945	Wall Finishes, any surface, Prep & Paint	10	5	5	5140	SF	\$1.63	\$8,388						\$8,388										\$8,388							\$8,388
C2050	Children center	3857952	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	3500	SF	\$2.18	\$7,616						\$7,616										\$7,616							\$7,616
D2010	Children center	3857973	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$1,414.40	\$1,414				\$1,414															\$1,414				\$1,414
D2010	Children center	3857927	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$1,632.00	\$1,632				\$1,632																			\$1,632
D2010	Children center	3857979	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$1,632.00	\$1,632				\$1,632																			\$1,632
D2010	Children center	3857955	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	10	20	1	EA	\$2,284.80	\$2,285																							\$2,285
D3050	Children center	3858050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,792.00	\$9,792						\$9,792																	\$9,792
D3050	Children center	3858054	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,792.00	\$9,792						\$9,792																	\$9,792
D3050	Children center	3857974	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$9,792.00	\$9,792															\$9,792								\$9,792
D5040	Children center	3857918	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$239.36	\$1,436						\$1,436																	\$1,436
E1030	Children center	3858051	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,937.60	\$2,938								\$2,938															\$2,938
E1030	Children center	3857950	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	\$2,937.60	\$2,938										\$2,938													\$2,938
E2010	Children center	3857967	Casework, Countertop, Solid Surface, Replace	40	28	12	50	LF	\$119.68	\$5,984																							\$5,984
G2030	Children center	3858011	Sidewalk, Concrete, Small Areas/Sections, Replace	50	49	1	3200	SF	\$21.76	\$69,632		\$69,632																					\$69,632
G2050	Children center	3857970	Playfield Surfaces, Artificial Play Turf, Replace	15	5	10	1320	SF	\$21.76	\$28,723											\$28,723												\$28,723
G2050	Children center	3857983	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,880.00	\$10,880											\$10,880												\$10,880
G2060	Children center	3858034	Park Bench, Metal Powder-Coated, Replace	20	10	10	2	EA	\$761.60	\$1,523											\$1,523												\$1,523
G2060	Children center	3858004	Picnic Table, Metal Powder-Coated, Replace	20	10	10	6	EA	\$761.60	\$4,570											\$4,570												\$4,570
Totals, Unescalated											\$0	\$69,632	\$0	\$4,678	\$0	\$37,025	\$0	\$2,938	\$30,464	\$2,938	\$45,696	\$0	\$5,984	\$9,792	\$0	\$16,004	\$0	\$0	\$1,414	\$0	\$2,285	\$228,850	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$71,721	\$0	\$5,112	\$0	\$42,922	\$0	\$3,613	\$38,591	\$3,833	\$61,412	\$0	\$8,532	\$14,380	\$0	\$24,934	\$0	\$0	\$2,408	\$0	\$4,127	\$281,584	

Longfellow Elementary / D DNU

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building D	3864157	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	35	10	2280	SF	\$23.94	\$54,574										\$54,574												\$54,574
B2050	Building D	3870510	Exterior Door, Steel, Standard, Replace	40	30	10	4	EA	\$652.80	\$2,611											\$2,611											\$2,611
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,185
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,852

Longfellow Elementary / E DNU

Longfellow Elementary / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B1080	East of entrance	3854864	Stairs, Concrete, Exterior, Replace	50	50	0	400	SF	\$59.84	\$23,936	\$23,936																					\$23,936
B1080	Site north side west of entrance	3854900	Stairs, Concrete, Exterior, Replace	50	49	1	400	SF	\$59.84	\$23,936		\$23,936																				\$23,936
B1080	West entrance 1	3854839	Stairs, Concrete, Exterior, Replace	50	49	1	300	SF	\$59.84	\$17,952		\$17,952																				\$17,952
B1080	Site West side north corner	3854842	Stairs, Concrete, Exterior, Replace	50	49	1	300	SF	\$59.84	\$17,952		\$17,952																				\$17,952
B1080	Site Entrance south	3854888	Stairs, Concrete, Exterior, Replace	50	47	3	1750	SF	\$59.84	\$104,720				\$104,720																		\$104,720
B2080	Building E	3870516	Awning, Fabric, per SF of awning, Replace	10	5	5	4100	SF	\$8.70	\$35,686						\$35,686										\$35,686						\$35,686
D2010	Playground	3854877	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	12	3	2	EA	\$1,632.00	\$3,264				\$3,264																\$3,264		\$6,528

Unformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D4010	Building exterior	3854871	Backflow Preventer, Fire Suppression, Replace	30	12	18	1	EA	\$11,424.00	\$11,424																			\$11,424			\$11,424
E2010	Baseball field	3857936	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	15	10	100	EA	\$130.56	\$13,056										\$13,056												\$13,056
G2020	Playground	3862743	Parking Lots, Pavement, Asphalt, Overlay	25	22	3	61500	SF	\$2.18	\$133,824				\$133,824																		\$133,824
G2020	Site	3854832	Parking Lots, Pavement, Asphalt, Overlay	25	22	3	16400	SF	\$2.18	\$35,686				\$35,686																		\$35,686
G2020	Site	4160502	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	16400	SF	\$0.49	\$8,029				\$8,029					\$8,029					\$8,029					\$8,029			\$32,118
G2050	Playground	4160501	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	61500	SF	\$0.49	\$30,110				\$30,110					\$30,110					\$30,110					\$30,110			\$120,442
G2050	Site	3857954	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	2	EA	\$5,440.00	\$10,880										\$10,880												\$10,880
G2050	Playground	3858035	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	5	EA	\$10,336.00	\$51,680															\$51,680							\$51,680
G2050	East building	3857982	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$21,760.00	\$21,760										\$21,760												\$21,760
G2050	Site	3857942	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	2	EA	\$2,720.00	\$5,440										\$5,440												\$5,440
G2050	Site	3858018	Play Structure, Multipurpose, Small, Replace	20	10	10	2	EA	\$10,880.00	\$21,760										\$21,760												\$21,760
G2050	Playground East building	3858010	Playfield Surfaces, Sand, 3" Depth, Replace	20	10	10	2400	SF	\$0.87	\$2,089										\$2,089												\$2,089
G2050	Site	3858029	Playfield Surfaces, Artificial Play Turf, Replace	15	5	10	4300	SF	\$21.76	\$93,568										\$93,568												\$93,568
G2060	Site	3854881	Fences & Gates, Fence, Chain Link 8', Replace	40	35	5	2150	LF	\$27.20	\$58,480					\$58,480																	\$58,480
G2060	Cafeteria	3870509	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	30	EA	\$652.80	\$19,584										\$19,584												\$19,584
G2060	Playground East building	3858053	Picnic Table, Metal Powder-Coated, Replace	20	8	12	5	EA	\$761.60	\$3,808												\$3,808										\$3,808
G2060	Playground	3858019	Picnic Table, Metal Powder-Coated, Replace	20	7	13	30	EA	\$761.60	\$22,848													\$22,848									\$22,848
G2060	Baseball field	3858060	Fences & Gates, Fence, Chain Link 8', Replace	40	25	15	790	LF	\$27.20	\$21,488															\$21,488							\$21,488
G2060	Building exterior	3854893	Flagpole, Metal, Replace	30	29	1	1	EA	\$2,720.00	\$2,720		\$2,720																				\$2,720
G2060	Baseball field	3858039	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	10	10	1	EA	\$27,200.00	\$27,200										\$27,200												\$27,200
G2060	Site	3854850	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,264.00	\$3,264										\$3,264												\$3,264
G2060	Building exterior	3854846	Retaining Wall, Concrete Cast-in-Place, Replace	50	30	20	825	SF	\$141.44	\$116,688																				\$116,688		\$116,688
G2080	Site	3854880	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	15	5	98500	SF	\$1.09	\$107,168					\$107,168																	\$107,168
G2080	East building exterior mechanical	3857968	Irrigation System, Control Panel, Replace	15	10	5	1	EA	\$5,440.00	\$5,440					\$5,440															\$5,440		\$10,880
G4050	Front entrance	3857991	Site Walkway Fixture w/ Lamp, Bollard Style, 150 W, Replace	20	10	10	2	EA	\$761.60	\$1,523										\$1,523												\$1,523
Totals, Unescalated											\$23,936	\$62,560	\$0	\$315,634	\$0	\$206,774	\$0	\$0	\$38,140	\$0	\$220,124	\$0	\$3,808	\$60,988	\$0	\$108,854	\$0	\$0	\$52,828	\$0	\$122,128	\$1,215,775
Totals, Escalated (3.0% inflation, compounded annually)											\$23,936	\$64,437	\$0	\$344,902	\$0	\$239,708	\$0	\$0	\$48,314	\$0	\$295,828	\$0	\$5,429	\$89,563	\$0	\$169,592	\$0	\$0	\$89,936	\$0	\$220,577	\$1,592,222

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3854851	D1010	Passenger Elevator	Hydraulic, 3 Floors	2000 LB	Longfellow Elementary / Administration	Mechanical room	ThyssenKrupp	EP09525	EN3620	2004	1003998	
2	3857929	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Longfellow Elementary / Administration	Auditorium	Porch-Lift	No tag/plate found	1003WLSB362133038LW	2003	1003897	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3858055	D2010	Storage Tank	Domestic Water	12 GAL	Longfellow Elementary / A	East building mech room	No tag/plate found	ST-12	9015B489		1003994	
2	3857977	D2010	Boiler	Gas, Domestic	1275 MBH	Longfellow Elementary / B	East building exterior mechanical	Lochinvar	PBN1501	1816 109987855	2018		
3	3857989	D2010	Boiler	Gas, Domestic	1275 MBH	Longfellow Elementary / B	East building exterior mechanical	Lochinvar	Illegible	Illegible	2018	1003873	
4	3854836	D2010	Water Heater	Electric, Commercial (12 kW)	80.5 GAL	Longfellow Elementary / Administration	Utility closet first basement	American Standard Inc.	100-83 AS	D10-2520	2007	1003952	
5	3857947	D2010	Water Heater	Electric, Residential	19 GAL	Longfellow Elementary / A	East building mech room	Lochinvar	JRJ020KS 200	1323J011167	2013	1003920	
6	3857973	D2010	Water Heater	Gas, Residential	50 GAL	Longfellow Elementary / Children's Center DNU	Children center	Hoyt	N 50 HMEX	D87RN01439598		1003886	
7	3857987	D2010	Water Softener [CAS-1]	Domestic Water	100 GPM	Longfellow Elementary / B	East building exterior mechanical	Bell & Gossett	BY536305F12003	305944	2018	1003931	
8	3857976	D2010	Water Softener [CET-1]	Domestic Water	100 GPM	Longfellow Elementary / B	East building exterior mechanical	Bell & Gossett	No tag/plate found	379628	2018	1003991	
9	3858052	D2010	Water Softener [HAS-1]	Domestic Water	100 GPM	Longfellow Elementary / B	East building exterior mechanical	No tag/plate found	No tag/plate found	No tag/plate found	2018	1003840	
10	3858044	D2010	Water Softener [HET-1]	Domestic Water	100 GPM	Longfellow Elementary / B	East building exterior mechanical	No tag/plate found	No tag/plate found	No tag/plate found	2018	1003841	
11	3857949	D2010	Water Softener	Domestic Water	100 GPM	Longfellow Elementary / B	East building exterior mechanical	Chemtrol	No tag/plate found	No tag/plate found	2018	1003930	
12	3857957	D2010	Backflow Preventer	Domestic Water	2 IN	Longfellow Elementary / B	East building exterior mechanical	Wilkins Zurn	975 XL2	No tag/plate found		1003976	
13	3854872	D2010	Backflow Preventer	Domestic Water	2 IN	Longfellow Elementary / Administration	Building exterior	No tag/plate found	20030	KS FW C		1003980	
14	3854831	D2030	Pump	Sump	3 HP	Longfellow Elementary / A	Electrical room	Illegible	VM3538	W1198		1003987	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3857993	D3030	Chiller	Water-Cooled	160 TON	Longfellow Elementary / B	East building exterior mechanical	Multistack	MS0162FC1M2W2H1CC88LJ-R134A	AH 06-050	2018	1003966	
2	3858045	D3030	Cooling Tower	(Typical) Open Circuit	117 TON	Longfellow Elementary / B	East building exterior mechanical	Baltimore Aircoil Company	XES15E-128 5-06GN/L	U187543408-01-01	2018	1003999	
3	3858062	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	107					1003924	
4	3857944	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	201					1003993	
5	3858024	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	118					1003904	
6	3854825	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / A	East building room 2					1003977	
7	3858030	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	212					1003898	
8	3857940	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	210					1003971	
9	3857999	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	115					1003955	
10	3857996	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / A	East building mech room 2					1003995	
11	3857972	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	119					1003964	
12	3857941	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	109					1003936	
13	3858022	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	211					1003911	
14	3857933	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	203					1003928	
15	3858016	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	206					1003914	

16	3858056	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	214								1003933
17	3858020	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	205								1003953
18	3858021	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	117								1003927
19	3857913	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	Off cafeteria								1003887
20	3857924	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	116								1003925
21	3857946	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	Library								1003903
22	3854898	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / A	East building room 1								1003917
23	3857951	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	114								1003986
24	3857943	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	209								1003921
25	3858043	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	203								1003918
26	3857948	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	213								1003919
27	3857986	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	202								1003984
28	3857959	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / A	East building mech room								1003969
29	3858046	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	120								1003963
30	3857990	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Longfellow Elementary / A	East building mech room								1003967
31	3854857	D3050	Fan Coil Unit [A 41]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	Electrical room								1003949
32	3854859	D3050	Fan Coil Unit [A38]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	Mechanical room								1003979
33	3854827	D3050	Fan Coil Unit [A41]	Hydronic Terminal	1000 CFM	Longfellow Elementary / A	East building room 105								1003997
34	3854887	D3050	Fan Coil Unit [AH1]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	Fan room								1003990
35	3854840	D3050	Fan Coil Unit [AX 43]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	Mechanical room								1003958
36	3854862	D3050	Fan Coil Unit [Ax41]	Hydronic Terminal	1000 CFM	Longfellow Elementary / A	East building room 104								
37	3854835	D3050	Fan Coil Unit [FCU B1]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	West side HVAC room								1003941
38	3854878	D3050	Fan Coil Unit [FCU B2]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	West side HVAC room								1003938
39	3854869	D3050	Fan Coil Unit [FCU B3]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	West side HVAC room								1003937
40	3854876	D3050	Fan Coil Unit [FCU B4]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	West side HVAC room								1003985
41	3854847	D3050	Fan Coil Unit [FCU B5]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	West side HVAC room								1003996
42	3854899	D3050	Fan Coil Unit [FCU B6]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	West side HVAC room								1003940
43	3857958	D3050	Pump [CDP-1A]	Distribution, HVAC Chilled or Condenser Water	20 HP	Longfellow Elementary / B	East building exterior mechanical	Bell & Gossett	01518254T-SG		1042199694	2018			1003950
44	3857934	D3050	Pump [CDP-1B]	Distribution, HVAC Chilled or Condenser Water	20 HP	Longfellow Elementary / B	East building exterior mechanical	Bell & Gossett	01518254T-SG		1042199695	2018			1003923
45	3857919	D3050	Pump [CHP-1A]	Distribution, HVAC Chilled or Condenser Water	20 HP	Longfellow Elementary / B	East building exterior mechanical	Bell & Gossett	02018ET3E256T-SG		1042199667	2018			1003910
46	3858049	D3050	Pump [CHP-1B]	Distribution, HVAC Chilled or Condenser Water	20 HP	Longfellow Elementary / B	East building exterior mechanical	Bell & Gossett	02018ET3E256T-SG		1042199669	2018			1003909
47	3857966	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	1.5 HP	Longfellow Elementary / B	East building exterior mechanical	Leeson	C6K17FC2L		E57948				1003880
48	3858014	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Longfellow Elementary / B	East building exterior mechanical	WEG	00536184T-SG		1037129075	2018			1003839
49	3857988	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	1.5 HP	Longfellow Elementary / B	East building exterior mechanical	Leeson	C6K17FC2L		E57948				1003956
50	3857920	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Longfellow Elementary / B	East building exterior mechanical	WEG	00536184T-SG		1037129074	2018			1003838
51	3857922	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1000 CFM	Longfellow Elementary / Administration	Off cafeteria	Carrier	1P39L010FAEA4-BFF-A6		39LD10FAEA4-BFF-A6				1003853

52	3854838	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1000 CFM	Longfellow Elementary / Administration	West side HVAC room	International Comfort Products	FEM4X6000B	A133287244	1003929		
53	3854890	D3050	Fan Coil Unit [B 11]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found	1003944		
54	3854848	D3050	Fan Coil Unit [BX 32]	Hydronic Terminal	1000 CFM	Longfellow Elementary / Administration	Mechanical room	Carrier	39LH06AA-JE-BNF-16	3701 F11542	1003943		
55	3858050	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Longfellow Elementary / Children's Center DNU	Children center	Carrier	48HJM004-351	2207G50366	1003879		
56	3857974	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Longfellow Elementary / Children's Center DNU	Children center	Carrier	48HJL005-351	3406G50401	1003878		
57	3858054	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Longfellow Elementary / Children's Center DNU	Children center	Carrier	48HJL006-351	2107G50553	1003858		
58	3857963	D3060	Exhaust Fan	Propeller, 2 HP Motor	20000 CFM	Longfellow Elementary / Administration	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1003915		
59	3858003	D3060	Exhaust Fan	Propeller, 2 HP Motor	20000 CFM	Longfellow Elementary / Administration	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1003965		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3854871	D4010	Backflow Preventer	Fire Suppression	6 IN	Longfellow Elementary / Site	Building exterior					1003939	
2	3854894	D4030	Fire Extinguisher	Wet Chemical/CO2		Longfellow Elementary / Administration	Throughout building						30
3	3870636	D4030	Fire Extinguisher	Wet Chemical/CO2		Longfellow Elementary / A	Throughout building						10
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3858047	D5020	Secondary Transformer	Dry, Stepdown	5 KVA	Longfellow Elementary / B	East building exterior mechanical		EX15T3HCU	1050318097	2018	1003970	
2	3857931	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Longfellow Elementary / Administration	Building exterior west side	Sorgel	300T3HFCU	No tag/plate found		1003864	
3	3857969	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Longfellow Elementary / Administration	Parking lot west 3 spot	Sorgel	75T3HFCU	No tag/plate found		1003877	
4	3857923	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Longfellow Elementary / A	East building	Square D	112T3HCU	No tag/plate found		1003851	
5	3857937	D5020	Switchboard [DP2]	277/480 V	600 AMP	Longfellow Elementary / A	East building	Square D	12153922860030001	No tag/plate found		1003894	
6	3858057	D5020	Switchboard [LPA/B]	120/208 V	250 AMP	Longfellow Elementary / A	East building	Square D	12153922860120001	No tag/plate found		1003854	
7	3857914	D5020	Switchboard [MSY]	277/480 V	600 AMP	Longfellow Elementary / B	East building exterior mechanical	Square D	44411933490060001	18242		1003951	
8	3857935	D5020	Switchboard	120/208 V	400 AMP	Longfellow Elementary / Children's Center DNU	Children center	Imperial Electric	SP2430	141083450		1003871	
9	3854865	D5020	Switchboard	120/208 V	1000 AMP	Longfellow Elementary / Administration	Electrical room	Square D	12153922860130001	No tag/plate found		1003948	
10	3857965	D5020	Switchboard	277/480 V	1200 AMP	Longfellow Elementary / A	Parking lot west 3 spot	Square D	Illegible	E-282724		1003891	
11	3858015	D5020	Switchboard	277/480 V	1200 AMP	Longfellow Elementary / A	Parking lot west 3 spot	Square D	18113705-01	E-426283		1003892	
12	3857925	D5020	Switchboard	277/480 V	800 AMP	Longfellow Elementary / Administration	Building exterior west side	Square D	12153922860020001	No tag/plate found		1003888	
13	3857984	D5020	Switchgear	277/480 V	1200 AMP	Longfellow Elementary / A	Parking lot west 3 spot	Square D	Illegible	E-280592		1003890	
14	3858061	D5020	Switchgear	277/480 V	800 AMP	Longfellow Elementary / Administration	Building exterior west side	Square D	No tag/plate found	No tag/plate found		1003869	
15	3854854	D5030	Variable Frequency Drive [Return]	VFD, by HP of Motor	30 HP	Longfellow Elementary / Administration	Kitchen	ABB	Inaccessible	Inaccessible		1003989	
16	3854843	D5030	Variable Frequency Drive [Supply]	VFD, by HP of Motor	30 HP	Longfellow Elementary / Administration	Fan room	ABB	Inaccessible	Inaccessible		1003988	
17	3858026	D5030	Variable Frequency Drive [VFD1 CWP1A]	VFD, by HP of Motor	25 HP	Longfellow Elementary / B	East building exterior mechanical	ABB	No tag/plate found	No tag/plate found		1003932	
18	3858008	D5030	Variable Frequency Drive [VFD2 CWP1B]	VFD, by HP of Motor	25 HP	Longfellow Elementary / B	East building exterior mechanical	ABB	No tag/plate found	No tag/plate found		1003961	
19	3858042	D5030	Variable Frequency Drive [VFD3 CHP1B]	VFD, by HP of Motor	20 HP	Longfellow Elementary / B	East building exterior mechanical	ABB	No tag/plate found	No tag/plate found		1003913	
20	3857964	D5030	Variable Frequency Drive [VFD4 CHP1A]	VFD, by HP of Motor	20 HP	Longfellow Elementary / B	East building exterior mechanical	ABB	No tag/plate found	No tag/plate found		1003974	
21	3858000	D5030	Variable Frequency Drive [VFD5 HP1B]	VFD, by HP of Motor	20 HP	Longfellow Elementary / B	East building exterior mechanical	ABB	No tag/plate found	No tag/plate found		1003978	
22	3857926	D5030	Variable Frequency Drive [VFD6 HP1A]	VFD, by HP of Motor	20 HP	Longfellow Elementary / B	East building exterior mechanical	ABB	No tag/plate found	No tag/plate found		1003962	
23	3857995	D5030	Variable Frequency Drive [VFD7 CT1]	VFD, by HP of Motor	20 HP	Longfellow Elementary / B	East building exterior mechanical	ABB	No tag/plate found	No tag/plate found		1003954	
24	3870503	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Longfellow Elementary / A	Building exterior						6

