



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

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



Washington STEAM Multilingual Academy
1505 Marengo Avenue
Pasadena, California 91103

PREPARED BY:

Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com

BV CONTACT:

Anselmo Martinez
Program Manager
800.733.0660 x7298031
Anselmo.Martinez@bureauveritas.com

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Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Five
Main Address	1505 Marengo Avenue, Pasadena, California 91103
Site Developed	A Building 1923 B Building 2002 C Building 1960's G Building 2015 Plant Building 2002
Site Area	12.17 acres (estimated)
Parking Spaces	66 total spaces all in open lots; four 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)	Sam Maissian
Assessment and Report Prepared By	Allen Manning
Reviewed By	James Bryant, Technical Report Reviewer for Anselmo Martinez Program Manager Anselmo.Martinez@bureauveritas.com 800.733.0660 x7298031
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The subject property is a middle school campus that was originally constructed in 1923 with Building A. Building B was reportedly constructed in 2002. Building C reportedly dates from the 1960's. Building G was constructed in 2015, and the plant building containing the chillers that service the campus was constructed in 2002.

Architectural

The buildings consist of masonry, cast in place concrete, wood and steel framed construction, supported by concrete slabs, concrete foundation walls, and integral footings. The exterior is composed of stucco, CMU, with metal or wood framed windows and glazed, wood, or metal exterior doors. The wooden windows on Building A show extensive deterioration. The roofing is comprised of modified bituminous membrane or clay roof tiles. In Building C, signs of moisture intrusion with damaged finishes were observed adjacent to the staircase at the lower level. Interior finishes generally appear well maintained and are replaced during renovations. Lifecycle replacement of the finishes is anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Access between the floors in Building A and Building B is provided by two hydraulic elevators. The buildings are heated and cooled by a central plant with boilers, chillers, and air handlers within ceiling spaces or mounted on the roof. Additional package units and ductless split systems cover buildings or areas not fed by the central plant. Lifecycle replacement of heating and cooling system components is anticipated with some of the HVAC equipment at or nearing the end of its Estimated Useful Life.

Domestic hot water is provided throughout the buildings by gas fired water heater or instant hot under sink units. Corroded sanitary lines were observed in Building C. Poor sanitary drainage is also reported to be an ongoing problem in areas of Building A. Short-term replacement of a portion of the domestic and sanitary piping for the A and C Building is anticipated based on age, and to avoid systemic and more significant issues.

The building electrical service is distributed by main switchboards located in dedicated electrical rooms. The switchboard and other secondary electrical components vary in age. Interior lighting throughout the building is T8, and CFL. The building is not backed up by an emergency generator.

There are hydrants located on site, and fire extinguishers throughout the buildings. The majority of the campus is protected by a fire sprinkler system. It appears that the fire alarm system devices have been replaced as needed over the years.

Site

The school campus is provided with asphalt paved parking, landscaping, and concrete sidewalks. The parking lots and drive lanes had extensive deterioration in multiple areas. The sidewalk on the south side of Building A has multiple deteriorated areas that could pose a trip hazard. The steps between Building A and Building C on the east side of the campus have a heaved area of concrete that could pose a trip hazard. The steps into Building A on the east side of the building have 2 deteriorated areas of concrete with exposed rebar.

Recommended Additional Studies

A crack was noted around walls and ceiling at the expansion joint just inside the door from the 2nd floor bridge to Building B. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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.

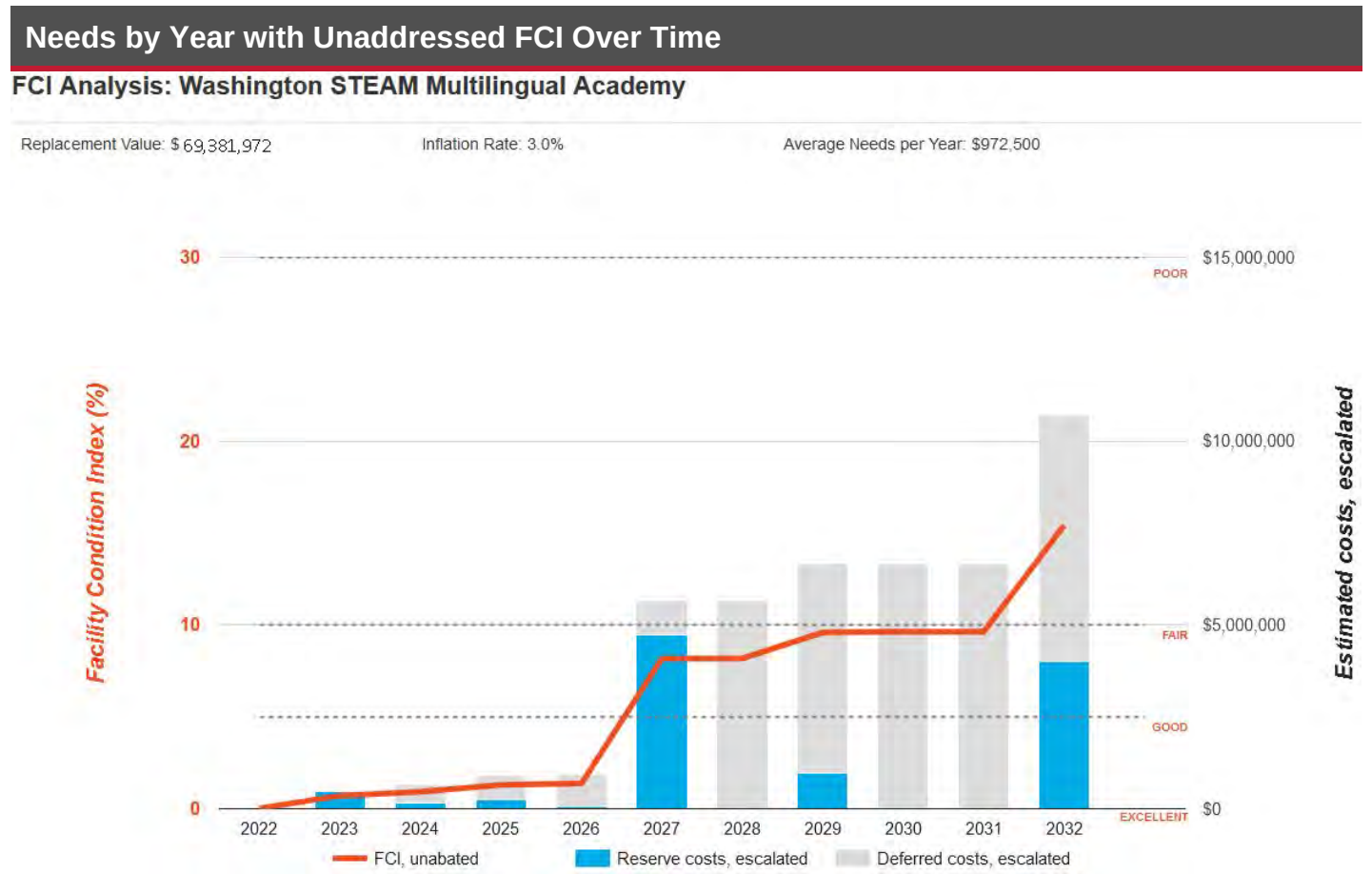
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 (1955)	\$482	76,308	\$36,780,456	0.0%	1.3%	10.0%	18.3%
 B (1936)	\$482	19,638	\$9,465,516	0.0%	1.9%	7.4%	19.4%
C (1923)	\$482	12,000	\$5,784,000	0.0%	4.0%	7.0%	15.5%
G (2015)	\$482	18,000	\$8,676,000	0.0%	0.0%	2.6%	5.0%
Plant (1923)	\$482	18,000	\$8,676,000	0.0%	0.0%	7.7%	8.5%

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
A	2	\$12,900
C	1	\$1,900
Site	3	\$62,700
Total	6	\$77,500

A

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3864471	Building exterior	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Failed	Performance/Integrity	\$2,000
3864476	By north 2nd floor bridge	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	NA	Performance/Integrity	\$10,900
Total (2 items)						\$12,900

C

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3870637	Lower floor at base of stairs	A2010	Basement Wall, Moisture Barrier, Horizontal Face or Crawlspace, Replace	Poor	Performance/Integrity	\$1,900
Total (1 items)						\$1,900

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3864460	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$56,800
3864435	Site rear stairs	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Failed	Safety	\$2,000
3864438	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Failed	Safety	\$3,900
Total (3 items)						\$62,700

Key Findings



Sidewalk in Failed condition.

Any pavement type, Sectional Repairs (per Man-Day)
Site Washington STEAM Multilingual Academy

Uniformat Code: G2030
Recommendation: **Repair in 2022**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$3,900

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Multiple areas of damaged sidewalk across south side of building A - AssetCALC ID: 3864438



Sidewalk in Failed condition.

Any pavement type, Sectional Repairs (per Man-Day)
Site Washington STEAM Multilingual Academy Site rear stairs

Uniformat Code: G2030
Recommendation: **Repair in 2022**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$2,000

\$\$\$\$

Trip hazard, east side, between A and C building - AssetCALC ID: 3864435



Window in Poor condition.

Wood, 28-40 SF
A Washington STEAM Multilingual Academy Building exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$466,500

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Wooden windows in poor condition throughout - AssetCALC ID: 3864503

Basement Wall in Poor condition.

Moisture Barrier, Horizontal Face or Crawlspace
C Washington STEAM Multilingual Academy Lower floor at base of stairs

Uniformat Code: A2010
Recommendation: **Replace in 2022**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,900

\$\$\$\$

Moisture intrusion and deterioration noted. - AssetCALC ID: 3870637



Sidewalk in Failed condition.

Any pavement type, Sectional Repairs (per Man-Day)
A Washington STEAM Multilingual Academy

Uniformat Code: G2030
Recommendation: **Repair in 2022**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

A building east side stairs - AssetCALC ID: 3864471



Parking Lots in Poor condition.

Pavement, Asphalt
Site Washington STEAM Multilingual Academy

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$56,800

\$\$\$\$

Multiple areas of deteriorated asphalt noted in parking lots and drive lanes - AssetCALC ID: 3864460

Plumbing System in Poor condition.

Supply and Sanitary, Medium Density (excludes fixtures)
C Washington STEAM Multilingual Academy

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$143,600

\$\$\$\$

Deterioration of sanitary plumbing noted in the lower floor. - AssetCALC ID: 3868185



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
A Washington STEAM Multilingual
Academy By north 2nd floor bridge

Uniformat Code: P2030
Recommendation: **Evaluate/Report in
2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,900

\$\$\$\$

Crack observed on 2nd floor near bridge to B building. According to building staff, crack grows and shrinks over the year, has been there several years. - AssetCALC ID: 3864476

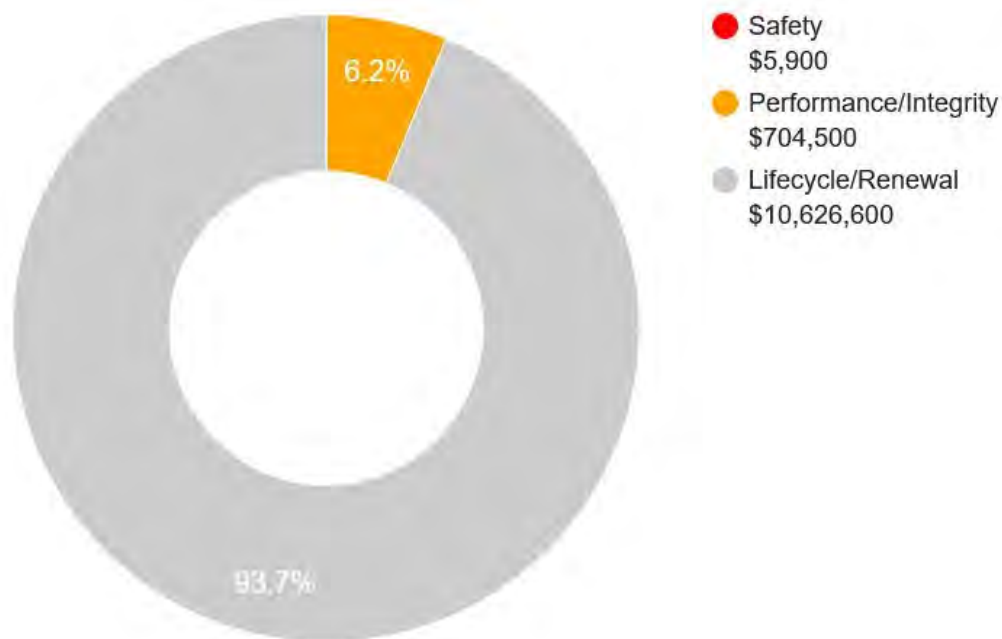
Plan Types

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: \$11,337,000

2. Building A



Building A: Systems Summary

Address	1505 Marengo Avenue, Pasadena, California 91103	
Constructed/Renovated	1923	
Building Size	76,308 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete frame structure over concrete slab foundation with wood roof deck supported by wood joists	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Wood	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted lath and plaster, ceramic tile Floors: Carpet, VCT, wood strip, terrazzo, unfinished concrete Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None Passenger: One hydraulic car serving both floors Wheelchair lifts	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers feeding terminal units Supplemental components: Ductless split-systems	Fair

Building A: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring (in C Building) Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, 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	Crack at 2 nd floor bridge exit to building B, wooden windows in poor condition	

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	-	\$480,530	\$195,875	-	\$248,644	\$925,049
Roofing	-	-	-	-	\$325,757	\$325,757
Interiors	-	-	\$435,143	\$1,338,667	\$994,945	\$2,768,755
Conveying	-	-	\$3,783	\$32,167	\$106,789	\$142,739
Plumbing	-	-	\$1,058,711	\$31,872	\$139,653	\$1,230,236
HVAC	-	-	\$1,165,120	\$172,507	\$1,302,902	\$2,640,529
Fire Protection	-	-	\$5,675	-	\$201,646	\$207,321
Electrical	-	-	\$4,438	\$907,286	\$590,240	\$1,501,964
Fire Alarm & Electronic Systems	-	-	-	\$465,596	-	\$465,596
Equipment & Furnishings	-	-	\$303,037	\$129,748	\$7,884	\$440,669
Site Pavement	\$1,958	-	-	-	-	\$1,958
Follow-up Studies	\$10,880	-	-	-	-	\$10,880
TOTALS (3% inflation)	\$12,900	\$480,600	\$3,171,800	\$3,077,900	\$3,918,500	\$10,661,700

3. Building B



Building B: Systems Summary

Address	1505 Marengo Avenue, Pasadena, California 91130	
Constructed/Renovated	2002	
Building Size	19,638 SF	
Number of Stories	Two above grade with one below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Cast in place concrete frame structure over concrete slab foundation with wood roof deck supported by wood joists	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: None Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: None	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board and ACT, Exposed	Fair
Elevators	Passenger: One hydraulic car serving all three floors Wheelchair lifts	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Toilets, urinals, and sinks in all restrooms	Fair

Building B: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers feeding terminal units Supplemental components: None	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, 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 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	-	-	\$56,758	\$415,331	\$123,437	\$595,526
Roofing	-	-	\$157,661	-	-	\$157,661
Interiors	-	-	\$87,659	\$123,680	\$243,333	\$454,672
Conveying	-	-	\$3,783	\$141,830	\$5,085	\$150,698
Plumbing	-	-	-	\$22,435	\$477,878	\$500,313
HVAC	-	-	\$385,724	-	\$399,451	\$785,175
Fire Protection	-	-	\$3,026	-	\$4,067	\$7,093
Electrical	-	-	\$4,994	\$273,213	\$270,212	\$548,419
Fire Alarm & Electronic Systems	-	-	\$5,045	\$57,428	\$7,860	\$70,333
Equipment & Furnishings	-	-	-	\$101,111	-	\$101,111
TOTALS (3% inflation)	-	-	\$704,700	\$1,135,100	\$1,531,400	\$3,371,200

4. Building C



Building C: Systems Summary

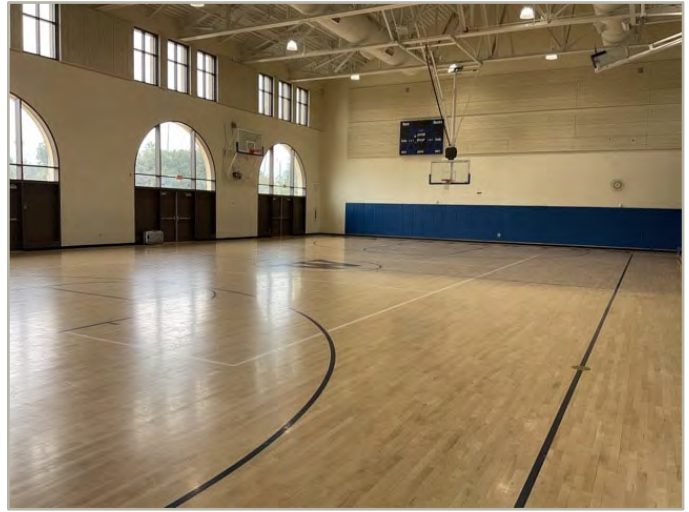
Address	1505 Marengo Avenue, Pasadena, California 91130	
Constructed/Renovated	1960's	
Building Size	12,000 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Cast in place structure over concrete slab foundation with wood roof deck supported by wood joists	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: None Windows: Wood	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster Floors: Carpet, VCT, sealed concrete Ceilings: lath and plaster and ACT, exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets in all restrooms	Fair
HVAC	Non-Central System: Unit heaters Supplemental components: None	Fair

Building C: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Moisture intrusion and finish damage at lower level by staircase	

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
Structure	\$1,904	-	-	-	-	\$1,904
Facade	-	-	\$104,435	\$1,753	\$70,139	\$176,327
Roofing	-	-	-	\$100,890	-	\$100,890
Interiors	-	-	\$111,370	\$58,134	\$179,861	\$349,365
Plumbing	-	\$152,362	-	\$23,685	\$7,627	\$183,674
HVAC	-	-	\$22,429	\$12,427	\$390,403	\$425,259
Fire Protection	-	-	\$945	-	\$1,271	\$2,216
Electrical	-	-	\$1,664	\$142,868	\$602,012	\$746,544
Fire Alarm & Electronic Systems	-	-	-	\$67,206	-	\$67,206
Equipment & Furnishings	-	-	\$11,982	\$83,711	\$16,103	\$111,796
TOTALS (3% inflation)	\$2,000	\$152,400	\$252,900	\$490,700	\$1,267,500	\$2,165,500

5. Building G



Building G: Systems Summary

Address	1505 Marengo Avenue, Pasadena, California 91130	
Constructed/Renovated	2015	
Building Size	18,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation with wood roof deck supported by wood joists	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: None Windows: Aluminum	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, wood strip, sealed concrete Ceilings: Painted gypsum board, exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units Supplemental components: None	Fair

Building G: Systems Summary		
Fire Suppression	Fire extinguishers only Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, 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 G: 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	-	-	\$83,245	-	\$393,699	\$476,944
Roofing	-	-	-	-	\$82,215	\$82,215
Interiors	-	-	\$142,838	\$56,199	\$860,934	\$1,059,971
Plumbing	-	-	-	\$25,006	\$36,025	\$61,031
HVAC	-	-	-	\$7,016	\$113,152	\$120,168
Fire Protection	-	-	\$1,512	-	\$50,587	\$52,099
Electrical	-	-	\$2,218	\$36,553	\$239,136	\$277,907
Fire Alarm & Electronic Systems	-	-	-	\$65,566	\$55,844	\$121,410
Equipment & Furnishings	-	-	-	\$10,111	\$293,182	\$303,293
Site Development	-	-	-	-	\$27,121	\$27,121
TOTALS (3% inflation)	-	-	\$229,900	\$200,500	\$2,151,900	\$2,582,300

6. Plant Building



Plant Building: Systems Summary

Address	1505 Marengo Avenue, Pasadena, California 91130	
Constructed/Renovated	2002	
Building Size	18,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal mesh roof deck supported by open-web steel joists, concrete raft foundation slab	Good
Façade	Primary Wall Finish: Unfinished CMU Windows: None	Fair
Roof	None (chain link mesh)	Fair
Interiors	Walls: unfinished CMU Floors: Unfinished concrete Ceilings: None	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None	Fair
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair

Plant Building: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, CFL 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.	

Plant 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	-	-	\$83,245	-	\$393,699	\$476,944
Roofing	-	-	-	-	\$82,215	\$82,215
Interiors	-	-	\$142,838	\$56,199	\$860,934	\$1,059,971
Plumbing	-	-	-	\$25,006	\$36,025	\$61,031
HVAC	-	-	-	\$7,016	\$113,152	\$120,168
Fire Protection	-	-	\$1,512	-	\$50,587	\$52,099
Electrical	-	-	\$2,218	\$36,553	\$239,136	\$277,907
Fire Alarm & Electronic Systems	-	-	-	\$65,566	\$55,844	\$121,410
Equipment & Furnishings	-	-	-	\$10,111	\$293,182	\$303,293
Site Development	-	-	-	-	\$27,121	\$27,121
TOTALS (3% inflation)	-	-	\$229,900	\$200,500	\$2,151,900	\$2,582,300

7. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link and tube steel wall fencing Playgrounds and sports fields and courts with bleachers and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant 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, HPS, CFL Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Severe alligator cracking, significant sidewalk trip hazards	

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
Plumbing	-	-	-	\$23,062	\$19,999	\$43,061
HVAC	-	-	-	-	\$2,076	\$2,076
Fire Protection	-	-	-	\$26,026	\$125,237	\$151,263
Equipment & Furnishings	-	-	-	-	\$39,053	\$39,053
Site Development	-	-	-	\$4,386	\$863,993	\$868,379
Site Pavement	\$62,722	-	\$26,749	\$457,966	\$77,624	\$625,061
Site Utilities	-	-	-	\$86,559	-	\$86,559
TOTALS (3% inflation)	\$62,800	-	\$26,800	\$598,000	\$1,128,000	\$1,815,600

8. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

9. 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 1923 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			
Facility	Year Built/ Renovated	Prior Study Provided?	Major/Moderate Issues Observed?
General Site	1923	No	No
Building A	1923	No	No

Campus: Accessibility Summary

Building B	2002	No	No
Building C	1960's	No	No
Building G	2015	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.

10. 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.

11. 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.

12. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Washington STEAM Multilingual Academy, 1505 Marengo Avenue, Pasadena, California 91103, 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.

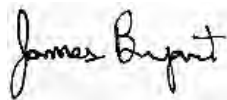
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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: Allen Manning,
Project Manager

Reviewed by:



James Bryant,
Technical Report Reviewer for
Anselmo Martinez
Program Manager
Anselmo.Martinez@bureauveritas.com

13. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plans
- 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 - WASHINGTON STEAM MULTILINGUAL ACADEMY



2 - A BUILDING



3 - C BUILDING



4 - B BUILDING



5 - G BUILDING



6 - PLANT BUILDING

Photographic Overview



7 - RIGHT ELEVATION



8 - LEFT ELEVATION



9 - ASPHALT PAVED PARKING



10 - ATHLETIC FIELD



11 - PLAY COURTS



12 - MODIFIED BITUMINOUS ROOFING

Photographic Overview



13 - CLAY TILE ROOFING



14 - PAINTED EXTERIOR STUCCO



15 - CMU FINISH



16 - METAL FRAMED WINDOW



17 - METAL FRAMED WINDOWS



18 - WOOD EXTERIOR WINDOWS

Photographic Overview



19 - WOOD EXTERIOR DOOR



20 - METAL EXTERIOR DOOR



21 - WALL MOUNT HEAT PUMP



22 - WHEELCHAIR LIFT



23 - HYDRAULIC ELEVATOR



24 - BACKFLOW PREVENTER

Photographic Overview



25 - WATER HEATER



26 - FIRE ALARM SYSTEM



27 - FIRE ALARM PANEL



28 - FIRE PUMP



29 - FIRE SPRINKLER SYSTEM



30 - FIRE EXTINGUISHER

Photographic Overview



31 - INTERIOR AIR HANDLER



32 - HVAC BOILER



33 - CHILLER



34 - SPLIT SYSTEM DUCTLESS



35 - UNIT HEATER



36 - EXHAUST FAN

Photographic Overview



37 - PACKAGED UNIT



38 - EXTERIOR AIR HANDLER



39 - UNINTERRUPTIBLE POWER SUPPLY



40 - SWITCHBOARD

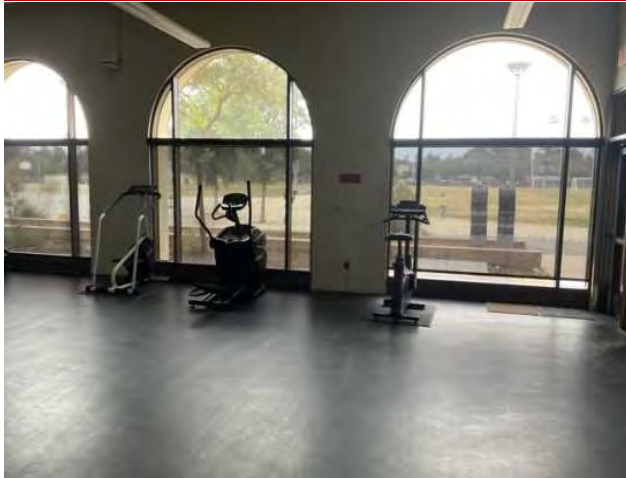


41 - LOCKER ROOM



42 - CLASSROOM

Photographic Overview



43 - WEIGHT ROOM



44 - AUDITORIUM



45 - OFFICE



46 - LOCKER ROOM



47 - HALLWAY



48 - GYMNASIUM

Photographic Overview



49 - LIBRARY



50 - KITCHEN



51 - BAND ROOM



52 - CLASSROOM



53 - TRIP HAZARD, EAST SIDE BETWEEN A AND C BUILDINGS



54 - DETERIORATED SIDEWALK, SOUTH SIDE OF A BUILDINGS

Photographic Overview



55 - DETERIORATED WOOD WINDOWS, A BUILDING T



56 - MOISTURE INDUCED DETERIORATION, LOWER LEVEL



57 - DETERIORATED SANITARY PLUMBING, C BUILDING



58 - DETERIORATED ASPHALT PAVING



59 - DETERIORATED STEPS EAST SIDE OF A BUILDING



60 - EXPIRED FIRE EXTINGUISHER IN GYMNASIUM

Appendix B:

Site Plans

Aerial Site Plan



Project Number

154554.22R000-017.354

Source

Google

Project Name

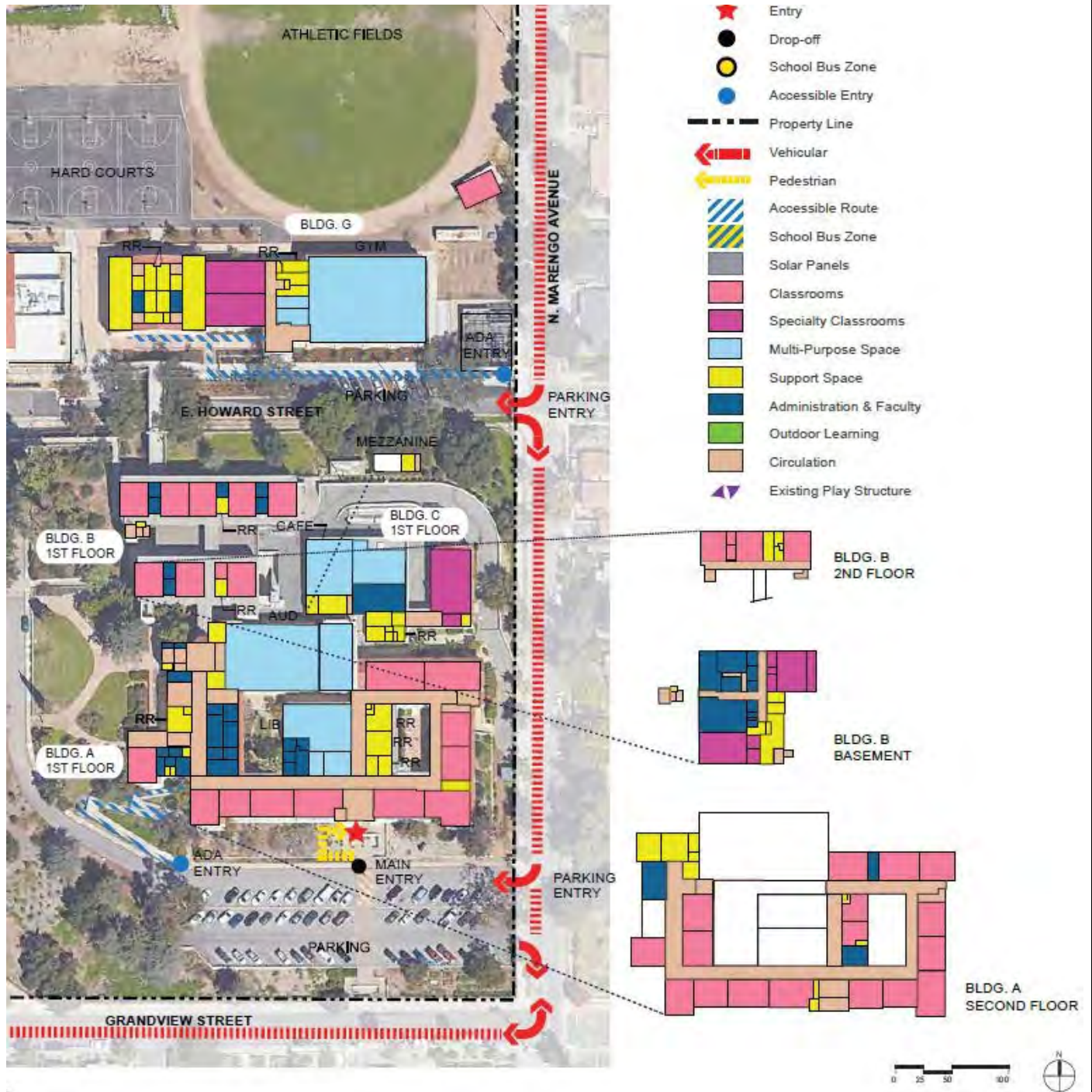
Washington STEAM Multilingual Academy

On-Site Date

May 17-19, 2022



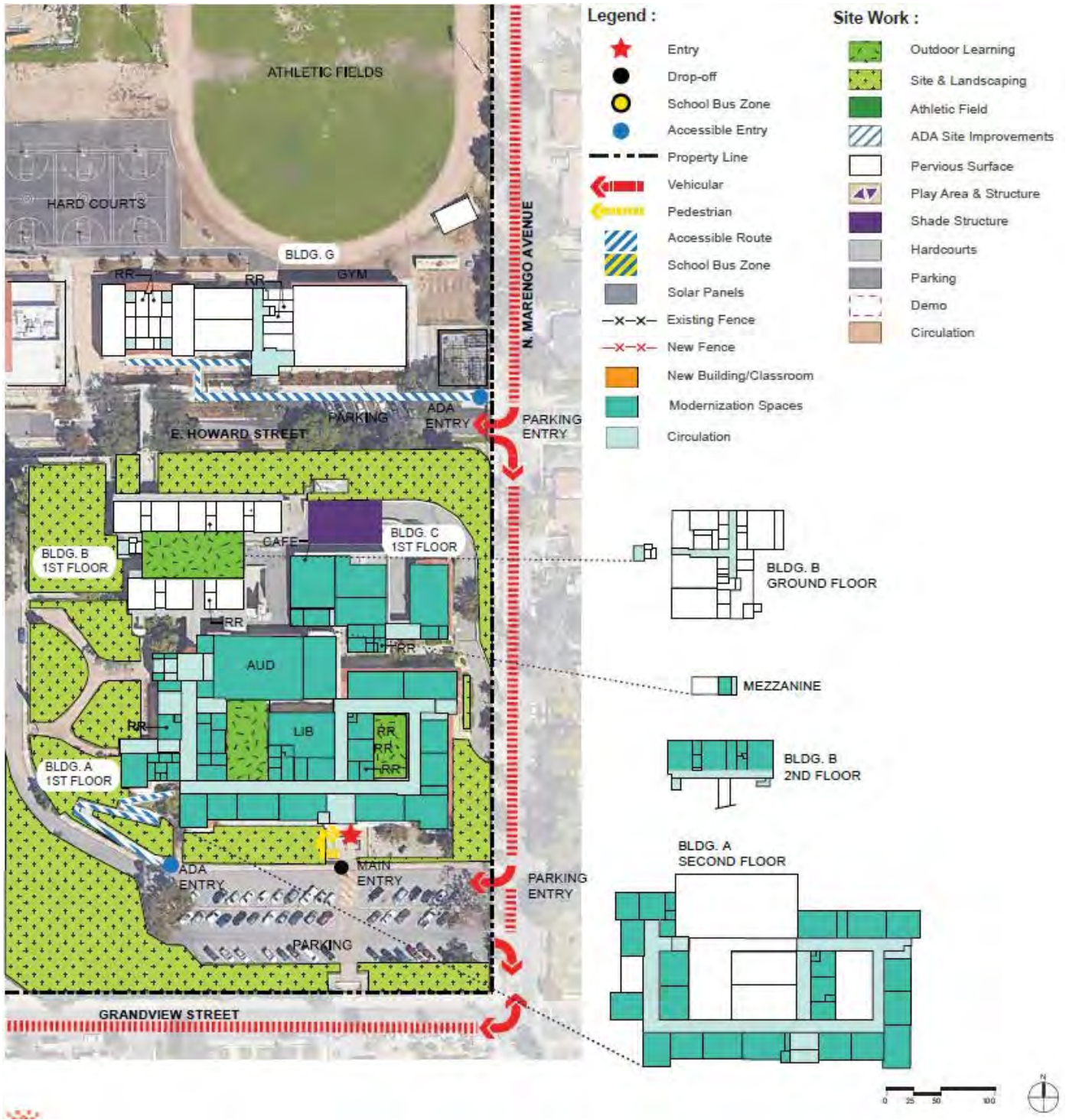
Site Plan



	Project Number		Project Name	
	154554.22R000-017.354		Washington STEAM Multilingual Academy	
	Source		On-Site Date	
	Client Supplied		May 17-19, 2022	



Site Plan



	Project Number	Project Name	
	154554.22R000-017.354	Washington STEAM Multilingual Academy	
	Source	On-Site Date	
	Client Supplied	May 17-19, 2022	

Appendix C:

Pre-Survey Questionnaire

THE PRE-SURVEY QUESTIONNAIRE
WAS NOT RETURNED TO BV

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Washington STEAM Multilingual Academy

BV Project Number: 154554.22R000 - 017.354

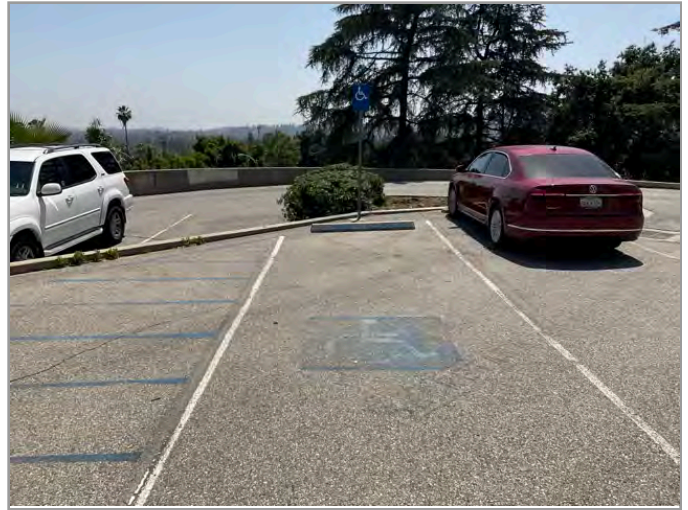
Abbreviated Accessibility Checklist

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.			✗	
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

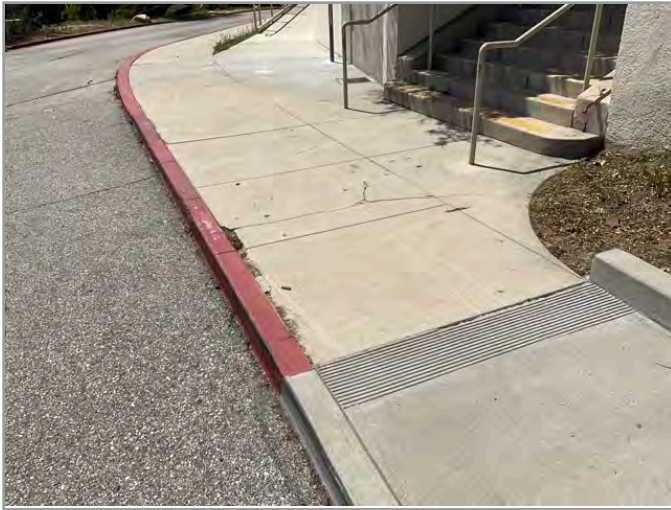
Parking



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

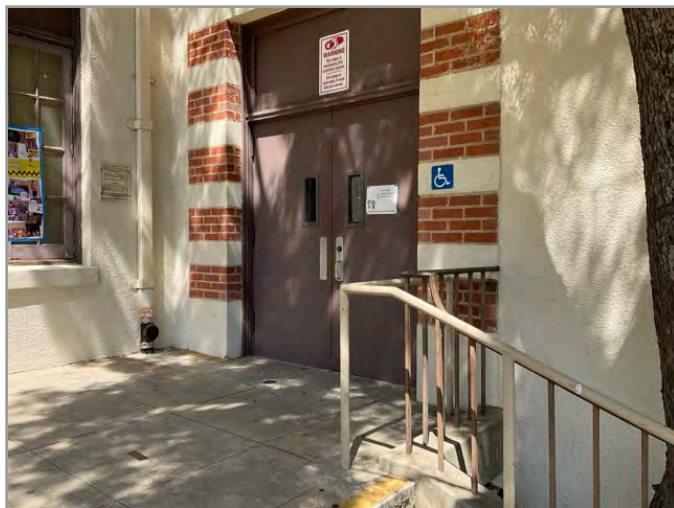


Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, 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 ?	✕			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

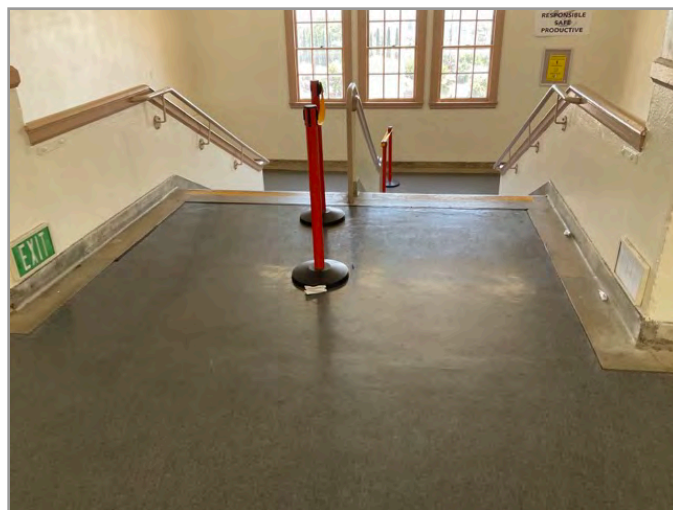
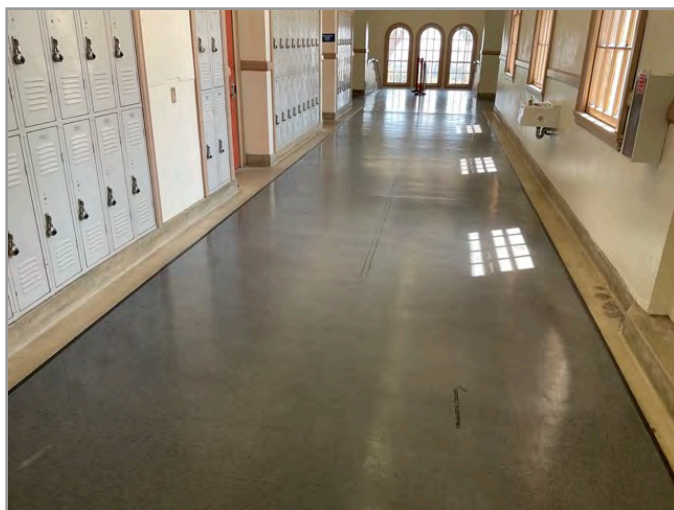


Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at 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 ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

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

Public Restrooms section not applicable at this site.

Abbreviated Accessibility Checklist
Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

Playgrounds & Swimming Pools section not applicable at this site.

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 | Washington STEAM Multilingual Academy / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010	Lower floor at base of stairs	Poor	Basement Wall, Moisture Barrier, Horizontal Face or Crawlspace	500 SF	0	3870637
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,000 SF	5	3868166
B2020	Building exterior	Fair	Window, Wood, 28-40 SF	37	3	3868140
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	3	15	3868155
B2020	Building exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	3868157
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	18	12	3868189
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	2,800 SF	25	3868194
B3010	Roof	Fair	Roofing, Modified Bitumen	6,900 SF	10	3868179
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	18	20	3868151
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	12	3868143
C1090	Restrooms	Fair	Toilet Partitions, Wood	1	10	3868160
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,400 SF	5	3868170
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	24,000 SF	4	3868144
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	25	3868147
C2030	Kitchen	Fair	Flooring, Vinyl Sheeting	2,200 SF	7	3868150
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,500 SF	7	3868174
C2030	Kitchen	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,500 SF	5	3868135
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	3868141
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	10,000 SF	5	3868187
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	10	3868156
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	3868152
D2010	Hallway	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	10	3868184
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,000 SF	2	3868185
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	15	3868182
D2010	Office	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	3868177
HVAC						
D3020	Cafeteria	Fair	Unit Heater, Natural Gas	1	5	3868180

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	15	3868164
D3020	Cafeteria	Fair	Unit Heater, Natural Gas	1	5	3868136
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	15	3868171
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	3868176
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	12	3868138
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	12,000 SF	15	3868195
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	12	3868186
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	12,000 SF	20	3868198
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	3868154
D3060	Cafeteria	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	3868193
D3060	Cafeteria	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	3868173
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	10	3868165
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	5	3868163
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	3870146
Electrical						
D5020	Boiler room	Fair	Switchboard, 120/208 V	1	20	3868168
D5020	Boiler room	Fair	Switchboard, 120/208 V	1	20	3868146
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	15	3868158
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	15	3868196
D5020	Boiler room	Fair	Switchboard, 120/208 V	1	20	3868192
D5020	Boiler room	Fair	Switchboard, 277/480 V	1	20	3868162
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,000 SF	15	3868181
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	10	3868183
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,000 SF	10	3868145
D5040	Throughout	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	5	3870145
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	12,000 SF	7	3868197
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	12,000 SF	10	3868161
Equipment & Furnishings						
E1030	Cafeteria	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	3868169
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	3868153
E1030	Cafeteria	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	7	3868137

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	3868142
E1030	Cafeteria	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	3868167
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	7	3868148
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	3868139
E1030	Cafeteria	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	3868190
E1030	Cafeteria	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	3868175
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	3868159
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	3868172
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	3868188
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	3868178
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	3868149
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	3868191

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	44,000 SF	5	3864519
B2020	Building exterior	Poor	Window, Wood, 28-40 SF	268	1	3864503
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	4	5	3864462
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	13	5	3864457
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	1	12	3864477
B2050	Building Exterior	Fair	Exterior Door, Wood, French Residential	5	5	3864474
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	20	3864510
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	3864504
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	25,000 SF	25	3864497
B3010	Roof	Fair	Roofing, Built-Up	15,000 SF	12	3864496
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	82	20	3864449
C1030	Throughout building	Fair	Interior Door, Steel, Standard	2	20	3864482
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	20	3864430
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	30,000 SF	12	3864450
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	45,000 SF	12	3864473

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	26	10	3864521
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	796	10	3864440
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	150,000 SF	5	3864481
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,000 SF	25	3864445
C2030	Stage	Fair	Flooring, Wood, Strip	2,000 SF	5	3864463
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	5	3864470
C2030	Auditorium	Fair	Flooring, Wood, Strip	3,000 SF	5	3864456
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	5	3864480
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	40,000 SF	7	3864455
C2030	Throughout building	Fair	Flooring, Wood, Strip	21,000 SF	10	3864464
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	15	3864513
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	5	3864434
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	10	3864489
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	3864437
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	3864458
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	2	7	3864502
D2010	Restrooms	Fair	Urinal, Standard	10	10	3864467
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	76,308 SF	5	3864494
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	23	15	3864509
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	27	20	3864432
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	9	7	3864446
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	5	3864506
D3030	Roof bell tower	Fair	Split System Ductless, Single Zone	1	7	3864499
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	76,308 SF	15	3864484
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	3864465
D3050	Roof bell tower	Fair	Air Handler, Exterior AHU	1	10	3864483
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	3864512
D3050	Throughout building	Fair	Air Handler, Interior AHU, Easy/Moderate Access	39	5	3864443
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	3864436
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	76,308 SF	15	3864451

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	3864488
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	3864468
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	3864491
D3060	Roof bell tower	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	5	3864498
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	3864428
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	76,308 SF	15	3864461
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	30	5	3874350
Electrical						
D5020	Auditorium	Fair	Switchboard, 120/208 V	1	20	3864485
D5020	Auditorium	Fair	Switchboard, 120/208 V	1	20	3864448
D5020	Auditorium	Fair	Secondary Transformer, Dry, Stepdown	1	15	3864515
D5030	Attic	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	3864516
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	76,308 SF	20	3864514
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	76,308 SF	10	3864490
D5040	Throughout	Fair	Emergency & Exit Lighting, Exit Sign, LED	16	5	3874351
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	16	10	3864452
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	3,500 SF	10	3864508
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	80,000 SF	7	3864511
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	76,308 SF	10	3864520
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	8	3864487
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	76,308 SF	2	4163166
Equipment & Furnishings						
E1060	Classrooms	Fair	Residential Appliances, Range, Gas	1	5	3864505
E1060	Classrooms	Fair	Residential Appliances, Range, Gas	1	5	3864459
E1060	Classrooms	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	3864472
E1060	Classrooms	Fair	Residential Appliances, Range, Gas	1	5	3864486
E1060	Classrooms	Fair	Residential Appliances, Clothes Dryer	1	7	3864431
E1060	Classrooms	Fair	Residential Appliances, Washer	1	7	3864501
E1060	Classrooms	Fair	Residential Appliances, Range, Gas	1	5	3864518
E1060	Classrooms	Fair	Residential Appliances, Range, Gas	1	5	3864429
E1060	Classrooms	Fair	Residential Appliances, Range, Gas	1	5	3864478

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,500 SF	7	3864441
E2010	Throughout building	Fair	Casework, Cabinetry Economy	300 LF	10	3864442
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	675	5	3864447
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	300 LF	7	3864517
Pedestrian Plazas & Walkways						
G2030	Building exterior	Failed	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	2	0	3864471
Follow-up Studies						
P2030	By north 2nd floor bridge	NA	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	3864476

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	15,000 SF	5	3867901
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	299	10	3867897
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	3867919
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	37	20	3867929
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	12,500 SF	5	3867911
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	20	3867918
C1030	Throughout building	Fair	Interior Door, Steel, Standard	10	20	3867937
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	14,000 SF	12	3867927
C1090	Restrooms	Fair	Toilet Partitions, Metal	8	10	3867915
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	38,000 SF	5	3867894
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	20	3867908
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	17,000 SF	7	3867942
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	25	3867888
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	5,000 SF	5	3867896
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	10	3867916
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	5	3867904
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	10	3867925
D1010	Choir room	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	3867933

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	3867921
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	19,638 SF	20	3867920
D2010	Restrooms	Fair	Urinal, Standard	2	10	3867940
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	10	3867923
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	7	3867899
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	15	3867902
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	19,638 SF	15	3867922
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	3867892
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	3867905
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	3867941
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	3867889
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	3867935
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	19,638 SF	15	3867931
D3050	Classrooms	Fair	Air Handler, Interior AHU, Easy/Moderate Access	11	5	3867917
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	3867906
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3867938
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3867891
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	3867913
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3867912
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3867898
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3867926
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3867928
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3867939
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3867936
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3867909
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	16	5	3870148
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	20	3867907
D5020	Elevator	Fair	Secondary Transformer, Dry, Stepdown	1	10	3867930
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	20	3867910

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	19,638 SF	20	3867890
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	19,638 SF	10	3867903
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	25	10	3867895
D5040	Throughout	Fair	Emergency & Exit Lighting, Exit Sign, LED	18	5	3870147
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	19,638 SF	10	3867934
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	5	3867900
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	19,638 SF	2	4163167
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	200 LF	10	3867924
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	200 LF	7	3867914

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	22,000 SF	5	3868267
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	113	15	3868225
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	49	15	3868206
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	12	22	3868245
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	20	15	3868260
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	3868234
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	5,300 SF	12	3868220
B3010	Roof	Good	Roofing, Clay/Concrete Tile	16,000 SF	42	3868261
B3060	Roof	Fair	Roof Skylight, per SF of glazing	500 SF	22	3868212
Interiors						
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	8	32	3868208
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	22	20	3868228
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	12	3868250
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	396	12	3868263
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	399	12	3868270
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	25	3868269
C2010	Throughout building	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	600 SF	15	3868215

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	35,000 SF	5	3868229
C2030	Weight room	Fair	Flooring, Rubber Tile	500 SF	7	3868224
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	25	3868232
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	2,000 SF	5	3868205
C2030	Gymnasium and dance room	Fair	Flooring, Wood, Strip	8,600 SF	22	3868264
C2030	Office	Fair	Flooring, Carpet, Commercial Standard	100 SF	5	3868255
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	7,500 SF	7	3868207
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	18,000 SF	5	3868203
Plumbing						
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	7	3868257
D2010	Restrooms	Fair	Shower, Ceramic Tile	6	15	3868216
D2010	Throughout building	Fair	Water Heater, Gas, Commercial (200 MBH)	1	10	3868223
D2010	Restrooms	Fair	Urinal, Standard	4	15	3868265
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	22	3868252
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	2	20	3868247
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	22	3868244
D2010	Restrooms	Good	Toilet, Commercial Water Closet	12	22	3868258
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	18,000 SF	32	3868221
HVAC						
D3020	Attic	Fair	Unit Heater, Natural Gas	1	13	3868222
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	3868231
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	3868251
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	3868210
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	18,000 SF	22	3868204
D3060	Attic	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	15	3868268
D3060	Attic	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	15	3868214
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	3868243
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	3868238
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	12	3868213
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	18,000 SF	17	3868248
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	5	3870150
Electrical						

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Electrical room	Fair	Uninterruptible Power Supply, UPS	1	10	3868233
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	33	3868209
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	33	3868249
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	23	3868226
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	18,000 SF	32	3868218
D5040	Electrical room	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	13	3868235
D5040	Throughout	Fair	Emergency & Exit Lighting, Exit Sign, LED	8	5	3870151
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	18	12	3868227
D5040	Gymnasium	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	20	10	3868241
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	18,000 SF	12	3868253
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	18,000 SF	12	3868240
D7050	Utility closet	Fair	Fire Alarm Panel, Multiplex	1	7	3868242
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	18,000 SF	7	3868246
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	20 LF	7	3868211
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	10	3868237
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	630	12	3868217
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	15	3868230

Component Condition Report | Washington STEAM Multilingual Academy / Plant

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	30	3868435
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,400 SF	20	3868440
D2010	Throughout building	Fair	Emergency Plumbing Fixtures, Eye Wash	1	10	3868441
D2010	Throughout building	Fair	Storage Tank, Domestic Water	1	10	3868434
HVAC						
D3030	Throughout building	Fair	Chiller, Air-Cooled	1	5	3868437
D3030	Throughout building	Fair	Chiller, Air-Cooled	1	5	3868432
D3050	Throughout building	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	3868428

Component Condition Report | Washington STEAM Multilingual Academy / Plant

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	2,400 SF	20	3868438
D3050	Throughout building	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	3868444
D3050	Throughout building	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	3868443
D3050	Throughout building	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	3868436
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	3870149
Electrical						
D5020	Throughout building	Fair	Secondary Transformer, Dry, Stepdown	1	15	3868430
D5020	Throughout building	Fair	Switchboard, 277/480 V	1	20	3868429
D5020	Throughout building	Fair	Switchboard, 277/480 V	1	20	3868425
D5020	Throughout building	Fair	Switchboard, 277/480 V	1	25	3868424
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	2,400 SF	20	3868439
D5030	Throughout building	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	3868433
D5030	Throughout building	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	3868423
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,400 SF	10	3868427
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	7	3868431

Component Condition Report | Washington STEAM Multilingual Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3864525
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	7	3868256
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	3868426
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3864466
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	23	3864524
HVAC						
D3010	Site	Fair	Storage Tank, Fuel, Interior	1	13	3864475
Fire Protection						
D4010	Site	Fair	Pump, Fire Suppression	1	12	3864507
D4010	Site	Fair	Supplemental Components, Fire Pump Controller	1	10	3864433
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	15	3864493
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	192	15	3864523

Component Condition Report | Washington STEAM Multilingual Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	9,500 SF	0	3864460
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,000 SF	3	3864453
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000 SF	10	3864454
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	250 LF	25	3867893
G2030	Site rear stairs	Failed	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	2	0	3864435
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	13,000 SF	20	3864500
G2030	Site	Failed	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	4	0	3864438
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,500 SF	42	3868266
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	3868262
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	3868239
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	12,400 SF	17	3868236
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	17	3868202
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	500 SF	30	3867932
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	2,300 SF	15	3864492
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	300 LF	20	3868259
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	3864439
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,700 LF	20	3864469
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,200 LF	20	3864522
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	4	10	3868254
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	10	3868219

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/10/2022

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
Washington STEAM Multilingual Academy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Washington STEAM Multilingual Academy / A	\$12,838	\$480,530	\$220,198	\$3,567	\$2,939	\$3,165,306	\$0	\$558,658	\$20,674	\$0	\$2,108,717	\$0	\$734,274	\$0	\$0	\$2,346,737	\$0	\$343,061	\$0	\$0	\$781,873	\$10,779,372
Washington STEAM Multilingual Academy / B	\$0	\$0	\$56,668	\$177,620	\$0	\$527,043	\$0	\$131,134	\$0	\$0	\$904,501	\$0	\$76,010	\$0	\$0	\$662,799	\$0	\$88,287	\$0	\$0	\$792,530	\$3,416,592
Washington STEAM Multilingual Academy / C	\$1,904	\$0	\$152,362	\$76,921	\$44,084	\$131,830	\$0	\$165,390	\$7,856	\$0	\$256,437	\$0	\$43,900	\$0	\$59,245	\$579,493	\$0	\$0	\$0	\$0	\$584,799	\$2,104,221
Washington STEAM Multilingual Academy / G	\$0	\$0	\$0	\$0	\$0	\$229,820	\$0	\$123,841	\$0	\$0	\$77,496	\$0	\$1,197,331	\$108,776	\$0	\$657,534	\$0	\$34,635	\$0	\$0	\$42,838	\$2,472,271
Washington STEAM Multilingual Academy / Plant	\$0	\$0	\$0	\$0	\$0	\$667,853	\$0	\$1,338	\$0	\$0	\$56,060	\$0	\$0	\$35,151	\$0	\$10,679	\$0	\$0	\$0	\$0	\$380,433	\$1,151,515
Washington STEAM Multilingual Academy / Site	\$62,723	\$0	\$0	\$26,750	\$0	\$0	\$0	\$2,007	\$31,011	\$0	\$393,912	\$0	\$218,723	\$38,027	\$0	\$590,291	\$0	\$96,029	\$41,676	\$0	\$373,163	\$1,874,311
Grand Total	\$77,466	\$480,530	\$429,229	\$284,857	\$47,023	\$4,721,852	\$0	\$982,368	\$59,540	\$0	\$3,797,122	\$0	\$2,270,237	\$181,953	\$59,245	\$4,847,533	\$0	\$562,013	\$41,676	\$0	\$2,955,636	\$21,798,280

Washington STEAM Multilingual Academy

Washington STEAM Multilingual Academy / A

Format 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 exterior	3864519	Exterior Walls, any painted surface, Prep & Paint	10	5	5	44000	SF	\$3.26	\$143,616						\$143,616										\$143,616						\$287,232
B2020	Building exterior	3864503	Window, Wood, 28-40 SF, Replace	30	29	1	268	EA	\$1,740.80	\$466,534		\$466,534																				\$466,534
B2020	Building Exterior	3864462	Window, Steel, 28-40 SF, Replace	30	25	5	4	EA	\$2,502.40	\$10,010						\$10,010																\$10,010
B2050	Building exterior	3864457	Exterior Door, Wood, Solid-Core, Replace	25	20	5	13	EA	\$761.60	\$9,901						\$9,901																\$9,901
B2050	Building Exterior	3864474	Exterior Door, Wood, French Residential, Replace	25	20	5	5	EA	\$1,088.00	\$5,440						\$5,440																\$5,440
B2050	Building Exterior	3864477	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	13	12	1	EA	\$924.80	\$925													\$925									\$925
B2050	Building Exterior	3864510	Exterior Door, Steel, Standard, Replace	40	20	20	14	EA	\$652.80	\$9,139																				\$9,139		\$9,139
B2050	Building Exterior	3864504	Exterior Door, Steel, Standard, Replace	40	20	20	6	EA	\$652.80	\$3,917																				\$3,917		\$3,917
B3010	Roof	3864496	Roofing, Built-Up, Replace	25	13	12	15000	SF	\$15.23	\$228,480													\$228,480									\$228,480
C1030	Throughout building	3864449	Interior Door, Wood, Solid-Core, Replace	40	20	20	82	EA	\$761.60	\$62,451																				\$62,451		\$62,451
C1030	Throughout building	3864482	Interior Door, Steel, Standard, Replace	40	20	20	2	EA	\$652.80	\$1,306																				\$1,306		\$1,306
C1030	Throughout building	3864430	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	8	EA	\$1,033.60	\$8,269																				\$8,269		\$8,269
C1070	Throughout building	3864450	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	30000	SF	\$3.81	\$114,240													\$114,240									\$114,240
C1070	Throughout building	3864473	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	13	12	45000	SF	\$3.81	\$171,360													\$171,360									\$171,360
C1090	Restrooms	3864521	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	26	EA	\$816.00	\$21,216											\$21,216											\$21,216
C1090	Throughout building	3864440	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	796	EA	\$544.00	\$433,024											\$433,024											\$433,024
C2010	Throughout building	3864481	Wall Finishes, any surface, Prep & Paint	10	5	5	150000	SF	\$1.63	\$244,800						\$244,800									\$244,800							\$244,800
C2030	Stage	3864463	Flooring, Wood, Strip, Replace	30	25	5	2000	SF	\$16.32	\$32,640						\$32,640																\$32,640
C2030	Auditorium	3864456	Flooring, Wood, Strip, Replace	30	25	5	3000	SF	\$16.32	\$48,960						\$48,960																\$48,960
C2030	Throughout building	3864464	Flooring, Wood, Strip, Replace	30	20	10	21000	SF	\$16.32	\$342,720											\$342,720											\$342,720
C2030	Throughout building	3864455	Flooring, Vinyl Tile (VCT), Replace	15	8	7	40000	SF	\$5.44	\$217,600							\$217,600															\$217,600
C2030	Auditorium	3864470	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1000	SF	\$8.16	\$8,160						\$8,160										\$8,160						\$8,160
C2030	Throughout building	3864480	Flooring, Carpet, Commercial Standard, Replace	10	5	5	5000	SF	\$8.16	\$40,800						\$40,800										\$40,800						\$40,800
D1010	Elevator	3864434	Elevator Cab Finishes, Economy, Replace	10	5	5	1	EA	\$3,264.00	\$3,264						\$3,264										\$3,264						\$6,528
D1010	Elevator	3864489	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,440.00	\$5,440											\$5,440											\$5,440
D1010	Elevator	3864513	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	15	15	1	EA	\$65,280.00	\$65,280															\$65,280							\$65,280
D1010	Auditorium	3864437	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	\$18,496.00	\$18,496											\$18,496											\$18,496
D2010	Restrooms	3864502	Water Heater, Electric, Instant Hot, Replace	15	8	7	2	EA	\$544.00	\$1,088								\$1,088														\$1,088
D2010	Throughout building	3864494	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	76308	SF	\$11.97	\$913,254						\$913,254																\$913,254
D2010	Throughout building	3864446	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	9	EA	\$1,305.60	\$11,750								\$11,750														\$11,750
D2010	Restrooms	3864467	Urinal, Standard, Replace	30	20	10	10	EA	\$1,196.80	\$11,968											\$11,968											\$11,968
D2010	Classrooms	3864458	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	6	EA	\$1,305.60	\$7,834																\$7,834						\$7,834
D2010	Restrooms	3864509	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	23	EA	\$1,632.00	\$37,536																\$37,536						\$37,536
D2010	Restrooms	3864432	Toilet, Commercial Water Closet, Replace	30	10	20	27	EA	\$1,414.40	\$38,189																				\$38,189		\$38,189
D3030	Roof	3864506	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$5,222.40	\$5,222						\$5,222														\$5,222		\$10,445
D3030	Roof bell tower	3864499	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	\$6,636.80	\$6,637								\$6,637														\$6,637
D3050	Throughout building	3864451	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	25	15	76308	SF	\$8.70	\$664,185															\$664,185							\$664,185
D3050	Throughout building	3864443	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	39	EA	\$23,936.00	\$933,504						\$933,504																\$933,504

Unifor mat 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		
D3050	Attic		3864436	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$53,312.00	\$53,312						\$53,312																\$53,312		
D3050	Attic		3864465	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	\$33,728.00	\$33,728											\$33,728											\$33,728		
D3050	Roof bell tower		3864483	Air Handler, Exterior AHU, Replace	20	10	10	1	EA	\$52,224.00	\$52,224											\$52,224											\$52,224		
D3050	Attic		3864512	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	\$33,728.00	\$33,728											\$33,728											\$33,728		
D3050	Throughout building		3864484	HVAC System, Ductwork, Low Density, Replace	30	15	15	76308	SF	\$2.18	\$166,046																\$166,046							\$166,046	
D3060	Roof		3864468	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,264.00	\$3,264				\$3,264																			\$3,264	
D3060	Roof		3864491	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611	
D3060	Roof bell tower		3864498	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	20	5	1	EA	\$6,092.80	\$6,093						\$6,093																	\$6,093	
D3060	Roof		3864428	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,305.60	\$1,306						\$1,306																	\$1,306	
D3060	Roof		3864488	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,611.20	\$2,611											\$2,611												\$2,611	
D4010	Throughout building		3864461	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	76308	SF	\$1.16	\$88,835																\$88,835							\$88,835	
D4030	Throughout		3874350	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	30	EA	\$163.20	\$4,896						\$4,896										\$4,896							\$4,896	
D5020	Auditorium		3864515	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$27,200.00	\$27,200																\$27,200							\$27,200	
D5020	Auditorium		3864485	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$48,960.00	\$48,960																						\$48,960	\$48,960	
D5020	Auditorium		3864448	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$43,520.00	\$43,520																						\$43,520	\$43,520	
D5030	Throughout building		3864514	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	76308	SF	\$2.72	\$207,558																						\$207,558	\$207,558	
D5030	Attic		3864516	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$7,616.00	\$7,616											\$7,616												\$7,616	
D5040	Throughout		3874351	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	16	EA	\$239.36	\$3,830						\$3,830										\$3,830							\$3,830	
D5040	Throughout building		3864490	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	76308	SF	\$4.90	\$373,604											\$373,604												\$373,604	
D5040	Building exterior		3864452	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	16	EA	\$239.36	\$3,830											\$3,830												\$3,830	
D6030	Auditorium		3864508	Sound System, Theater/Auditorium/Church, Replace	20	10	10	3500	SF	\$1.63	\$5,712											\$5,712												\$5,712	
D7030	Building exterior		3864511	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	80000	SF	\$2.18	\$174,080								\$174,080															\$174,080	
D7050	Utility closet		3864487	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$16,320.00	\$16,320									\$16,320														\$16,320	
D7050	Throughout building		3864520	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	76308	SF	\$2.18	\$166,046											\$166,046												\$166,046	
D8010	A		4163166	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	76308	SF	\$2.72	\$207,558			\$207,558															\$207,558					\$207,558	
E1060	Classrooms		3864505	Residential Appliances, Range, Gas, Replace	15	10	5	1	EA	\$728.96	\$729						\$729															\$729	\$1,458		
E1060	Classrooms		3864459	Residential Appliances, Range, Gas, Replace	15	10	5	1	EA	\$728.96	\$729						\$729															\$729	\$1,458		
E1060	Classrooms		3864486	Residential Appliances, Range, Gas, Replace	15	10	5	1	EA	\$728.96	\$729						\$729															\$729	\$1,458		
E1060	Classrooms		3864518	Residential Appliances, Range, Gas, Replace	15	10	5	1	EA	\$728.96	\$729						\$729															\$729	\$1,458		
E1060	Classrooms		3864429	Residential Appliances, Range, Gas, Replace	15	10	5	1	EA	\$728.96	\$729						\$729															\$729	\$1,458		
E1060	Classrooms		3864478	Residential Appliances, Range, Gas, Replace	15	10	5	1	EA	\$728.96	\$729						\$729															\$729	\$1,458		
E1060	Classrooms		3864472	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	8	7	1	EA	\$652.80	\$653								\$653															\$653	
E1060	Classrooms		3864431	Residential Appliances, Clothes Dryer, Replace	15	8	7	1	EA	\$707.20	\$707								\$707																\$707
E1060	Classrooms		3864501	Residential Appliances, Washer, Replace	15	8	7	1	EA	\$924.80	\$925								\$925																\$925
E1070	Auditorium		3864441	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	8	7	1500	SF	\$16.32	\$24,480								\$24,480															\$24,480	
E2010	Throughout building		3864517	Casework, Countertop, Plastic Laminate, Replace	15	8	7	300	LF	\$54.40	\$16,320								\$16,320															\$16,320	
E2010	Throughout building		3864442	Casework, Cabinetry Economy, Replace	20	10	10	300	LF	\$190.40	\$57,120											\$57,120												\$57,120	
E2010	Auditorium		3864447	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	15	5	675	EA	\$380.80	\$257,040						\$257,040																	\$257,040	
G2030	Building exterior		3864471	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	2	EA	\$979.20	\$1,958	\$1,958																						\$1,958	
P2030	By north 2nd floor bridge		3864476	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	\$10,880.00	\$10,880	\$10,880																						\$10,880	
Totals, Unescalated												\$12,838	\$466,534	\$207,558	\$3,264	\$2,611	\$2,730,421	\$0	\$454,240	\$16,320	\$0	\$1,569,083	\$0	\$515,005	\$0	\$0	\$1,506,281	\$0	\$207,558	\$0	\$0	\$432,904	\$8,124,618		
Totals, Escalated (3.0% inflation, compounded annually)												\$12,838	\$480,530	\$220,198	\$3,567	\$2,939	\$3,165,306	\$0	\$558,658	\$20,674	\$0	\$2,108,717	\$0	\$734,274	\$0	\$0	\$2,346,737	\$0	\$343,061	\$0	\$0	\$781,873	\$10,779,372		

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Unifor	mat	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 exterior	3867901		Exterior Walls, any painted surface, Prep & Paint	10	5	5	15000	SF	\$3.26	\$48,960						\$48,960										\$48,960						\$97,920
B2020			Building exterior	3867897		Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	299	EA	\$1,033.60	\$309,046										\$309,046												\$309,046
B2050			Building Exterior	3867919		Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	\$652.80	\$1,958																				\$1,958	\$1,958	
B2050			Building exterior	3867929		Exterior Door, Steel, Standard, Replace	40	20	20	37	EA	\$652.80	\$24,154																				\$24,154	\$24,154	
B3010			Roof	3867911		Roofing, Modified Bitumen, Replace	20	15	5	12500	SF	\$10.88	\$136,000						\$136,000															\$136,000	
C1030			Throughout building	3867918		Interior Door, Wood, Solid-Core, Replace	40	20	20	12	EA	\$761.60	\$9,139																				\$9,139	\$9,139	
C1030			Throughout building	3867937		Interior Door, Steel, Standard, Replace	40	20	20	10	EA	\$652.80	\$6,528																				\$6,528	\$6,528	
C1070			Throughout building	3867927		Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	14000	SF	\$3.81	\$53,312													\$53,312								\$53,312	
C1090			Restrooms	3867915		Toilet Partitions, Metal, Replace	20	10	10	8	EA	\$924.80	\$7,398										\$7,398											\$7,398	
C2010			Restrooms	3867908		Wall Finishes, Ceramic Tile, Replace	40	20	20	600	SF	\$19.58	\$11,750																				\$11,750	\$11,750	
C2010			Throughout building	3867894		Wall Finishes, any surface, Prep & Paint	10	5	5	38000	SF	\$1.63	\$62,016						\$62,016										\$62,016						\$124,032

Format	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		
C1030		Throughout building	3868151	Interior Door, Wood, Solid-Core, Replace		40	20	20	18	EA	\$761.60	\$13,709																					\$13,709	\$13,709		
C1070		Throughout building	3868143	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	13	12	1000	SF	\$3.81	\$3,808												\$3,808										\$3,808		
C1090		Restrooms	3868160	Toilet Partitions, Wood, Replace		20	10	10	1	EA	\$544.00	\$544										\$544												\$544		
C2010		Throughout building	3868144	Wall Finishes, any surface, Prep & Paint		10	6	4	24000	SF	\$1.63	\$39,168					\$39,168										\$39,168								\$78,336	
C2010		Throughout building	3868170	Wall Finishes, any surface, Prep & Paint		10	5	5	2400	SF	\$1.63	\$3,917						\$3,917										\$3,917							\$7,834	
C2030		Kitchen	3868135	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	5	5	1500	SF	\$1.63	\$2,448						\$2,448										\$2,448							\$4,896	
C2030		Kitchen	3868150	Flooring, Vinyl Sheetting, Replace		15	8	7	2200	SF	\$7.62	\$16,755								\$16,755															\$16,755	
C2030		Throughout building	3868174	Flooring, Vinyl Tile (VCT), Replace		15	8	7	5500	SF	\$5.44	\$29,920								\$29,920															\$29,920	
C2030		Throughout building	3868141	Flooring, Carpet, Commercial Standard, Replace		10	5	5	3000	SF	\$8.16	\$24,480						\$24,480									\$24,480								\$48,960	
C2050		Throughout building	3868187	Ceiling Finishes, exposed irregular elements, Prep & Paint		10	5	5	10000	SF	\$2.72	\$27,200						\$27,200										\$27,200								\$54,400
D2010		Boiler room	3868182	Storage Tank, Domestic Water, Replace		30	15	15	1	EA	\$3,264.00	\$3,264																\$3,264							\$3,264	
D2010		Office	3868177	Water Heater, Gas, Commercial (125 MBH), Replace		20	10	10	1	EA	\$13,491.20	\$13,491										\$13,491													\$13,491	
D2010		Throughout building	3868185	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	38	2	12000	SF	\$11.97	\$143,616			\$143,616																				\$143,616	
D2010		Restrooms	3868156	Toilet, Commercial Water Closet, Replace		30	20	10	1	EA	\$1,414.40	\$1,414											\$1,414												\$1,414	
D2010		Hallway	3868184	Sink/Lavatory, Trough Style, Solid Surface, Replace		30	20	10	1	EA	\$2,720.00	\$2,720											\$2,720												\$2,720	
D2010		Kitchen	3868152	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	1	EA	\$1,632.00	\$1,632																\$1,632							\$1,632	
D3020		Boiler room	3868164	Boiler, Gas, HVAC, Replace		30	15	15	1	EA	\$55,270.40	\$55,270																\$55,270							\$55,270	
D3020		Boiler room	3868171	Boiler, Gas, HVAC, Replace		30	15	15	1	EA	\$55,270.40	\$55,270																\$55,270							\$55,270	
D3020		Cafeteria	3868180	Unit Heater, Natural Gas, Replace		20	15	5	1	EA	\$4,678.40	\$4,678						\$4,678																	\$4,678	
D3020		Cafeteria	3868136	Unit Heater, Natural Gas, Replace		20	15	5	1	EA	\$4,678.40	\$4,678						\$4,678																	\$4,678	
D3030		Building exterior	3868176	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$5,984.00	\$5,984				\$5,984																			\$5,984	
D3050		Boiler room	3868138	Pump, Distribution, HVAC Heating Water, Replace		25	13	12	1	EA	\$6,636.80	\$6,637													\$6,637										\$6,637	
D3050		Boiler room	3868186	Pump, Distribution, HVAC Heating Water, Replace		25	13	12	1	EA	\$6,636.80	\$6,637													\$6,637										\$6,637	
D3050		Throughout building	3868198	HVAC System, Hydronic Piping, 2-Pipe, Replace		40	20	20	12000	SF	\$5.44	\$65,280																							\$65,280	
D3050		Throughout building	3868195	HVAC System, Ductwork, Medium Density, Replace		30	15	15	12000	SF	\$4.35	\$52,224																\$52,224							\$52,224	
D3060		Roof	3868163	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace		20	15	5	1	EA	\$4,352.00	\$4,352						\$4,352																	\$4,352	
D3060		Roof	3868165	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace		20	10	10	1	EA	\$4,352.00	\$4,352											\$4,352												\$4,352	
D3060		Kitchen	3868154	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace		20	10	10	1	EA	\$1,632.00	\$1,632											\$1,632												\$1,632	
D3060		Cafeteria	3868193	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace		20	10	10	1	EA	\$1,632.00	\$1,632											\$1,632												\$1,632	
D3060		Cafeteria	3868173	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace		20	10	10	1	EA	\$1,632.00	\$1,632											\$1,632												\$1,632	
D4030		Throughout	3870146	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	5	EA	\$163.20	\$816							\$816									\$816							\$816	
D5020		Boiler room	3868158	Secondary Transformer, Dry, Stepdown, Replace		30	15	15	1	EA	\$41,344.00	\$41,344																\$41,344							\$41,344	
D5020		Boiler room	3868196	Secondary Transformer, Dry, Stepdown, Replace		30	15	15	1	EA	\$27,200.00	\$27,200																\$27,200								\$27,200
D5020		Boiler room	3868168	Switchboard, 120/208 V, Replace		40	20	20	1	EA	\$48,960.00	\$48,960																							\$48,960	
D5020		Boiler room	3868146	Switchboard, 120/208 V, Replace		40	20	20	1	EA	\$48,960.00	\$48,960																							\$48,960	
D5020		Boiler room	3868192	Switchboard, 120/208 V, Replace		40	20	20	1	EA	\$48,960.00	\$48,960																							\$48,960	
D5020		Boiler room	3868162	Switchboard, 277/480 V, Replace		40	20	20	1	EA	\$97,920.00	\$97,920																							\$97,920	
D5030		Throughout building	3868181	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	25	15	12000	SF	\$2.72	\$32,640																\$32,640							\$32,640	
D5040		Throughout	3870145	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	5	5	6	EA	\$239.36	\$1,436						\$1,436										\$1,436							\$1,436	
D5040		Building exterior	3868183	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	9	EA	\$239.36	\$2,154											\$2,154												\$2,154	
D5040		Throughout building	3868145	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	12000	SF	\$4.90	\$58,752											\$58,752												\$58,752	
D7030		Throughout building	3868197	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	8	7	12000	SF	\$2.18	\$26,112								\$26,112															\$26,112	
D7050		Throughout building	3868161	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	10	10	12000	SF	\$2.18	\$26,112											\$26,112												\$26,112	
E1030		Kitchen	3868159	Foodservice Equipment, Convection Oven, Double, Replace		10	5	5	1	EA	\$10,336.00	\$10,336						\$10,336										\$10,336							\$10,336	
E1030		Cafeteria	3868169	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	8	7	1	EA	\$1,849.60	\$1,850								\$1,850															\$1,850	
E1030		Kitchen	3868153	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace		15	8	7	1	EA	\$9,792.00	\$9,792								\$9,792															\$9,792	
E1030		Cafeteria	3868137	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace		15	8	7	1	EA	\$6,201.60	\$6,202								\$6,202															\$6,202	
E1030		Kitchen	3868142	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	8	7	1	EA	\$1,849.60	\$1,850								\$1,850															\$1,850	
E1030		Cafeteria	3868167	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	8	7	1	EA	\$5,113.60	\$5,114								\$5,114															\$5,114	
E1030		Kitchen	3868148	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace		15	8	7	1	EA	\$3,372.80	\$3,373								\$3,373															\$3,373	
E1030		Kitchen	3868139	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	8	7	1	EA	\$3,916.80	\$3,917								\$3,917															\$3,917	
E1030		Cafeteria	3868190	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	8	7	1	EA	\$5,113.60	\$5,114								\$5,114															\$5,114	
E1030		Kitchen	3868172	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	8	7	1	EA	\$5,004.80	\$5,005								\$5,005															\$5,005	
E1030		Kitchen	3868188	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace		15	8	7	1	EA	\$5,548.80	\$5,549								\$5,549															\$5,549	
E1030		Kitchen	3868178	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	8	7	1	EA	\$3,916.80	\$3,917								\$3,917															\$3,917	
E1030		Kitchen	3868149	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	8	7	1																											

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	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
E1030		Kitchen		3868191	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$5,004.80	\$5,005								\$5,005														\$5,005
E1030		Cafeteria		3868175	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	\$6,201.60	\$6,202									\$6,202													\$6,202
Totals, Unescalated													\$1,904	\$0	\$143,616	\$70,394	\$39,168	\$113,718	\$0	\$134,477	\$6,202	\$0	\$190,813	\$0	\$30,790	\$0	\$39,168	\$371,955	\$0	\$0	\$0	\$0	\$323,789	\$1,465,993
Totals, Escalated (3.0% inflation, compounded annually)													\$1,904	\$0	\$152,362	\$76,921	\$44,084	\$131,830	\$0	\$165,390	\$7,856	\$0	\$256,437	\$0	\$43,900	\$0	\$59,245	\$579,493	\$0	\$0	\$0	\$0	\$584,799	\$2,104,221

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Format	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	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 exterior		3868267	Exterior Walls, any painted surface, Prep & Paint	10	5	5	22000	SF	\$3.26	\$71,808						\$71,808										\$71,808						\$143,616	
B2020		Building Exterior		3868225	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	113	EA	\$707.20	\$79,914																\$79,914						\$79,914	
B2020		Building exterior		3868206	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	49	EA	\$1,360.00	\$66,640																\$66,640						\$66,640	
B2050		Building exterior		3868260	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	20	EA	\$1,414.40	\$28,288																\$28,288						\$28,288	
B2050		Building Exterior		3868234	Exterior Door, Steel, Standard, Replace	40	20	20	8	EA	\$652.80	\$5,222																			\$5,222			\$5,222	
B3010		Roof		3868220	Roofing, Modified Bitumen, Replace	20	8	12	5300	SF	\$10.88	\$57,664													\$57,664									\$57,664	
C1030		Throughout building		3868228	Interior Door, Wood, Solid-Core, Replace	40	20	20	22	EA	\$761.60	\$16,755																				\$16,755		\$16,755	
C1090		Restrooms		3868250	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	12	EA	\$816.00	\$9,792													\$9,792									\$9,792	
C1090		Throughout building		3868263	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	396	EA	\$544.00	\$215,424													\$215,424									\$215,424	
C1090		Throughout building		3868270	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	399	EA	\$544.00	\$217,056													\$217,056									\$217,056	
C2010		Throughout building		3868229	Wall Finishes, any surface, Prep & Paint	10	5	5	35000	SF	\$1.63	\$57,120						\$57,120										\$57,120							\$114,240
C2010		Throughout building		3868215	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	10	15	600	SF	\$8.70	\$5,222																\$5,222							\$5,222
C2030		Throughout building		3868205	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	2000	SF	\$13.06	\$26,112						\$26,112										\$26,112							\$52,224
C2030		Weight room		3868224	Flooring, Rubber Tile, Replace	15	8	7	500	SF	\$9.79	\$4,896								\$4,896															\$4,896
C2030		Throughout building		3868207	Flooring, Vinyl Tile (VCT), Replace	15	8	7	7500	SF	\$5.44	\$40,800								\$40,800															\$40,800
C2030		Office		3868255	Flooring, Carpet, Commercial Standard, Replace	10	5	5	100	SF	\$8.16	\$816						\$816										\$816							\$1,632
C2050		Throughout building		3868203	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	18000	SF	\$2.18	\$39,168						\$39,168										\$39,168							\$78,336
D2010		Utility closet		3868257	Water Heater, Electric, Residential, Replace	15	8	7	1	EA	\$598.40	\$598								\$598															\$598
D2010		Throughout building		3868223	Water Heater, Gas, Commercial (200 MBH), Replace	20	10	10	1	EA	\$18,060.80	\$18,061											\$18,061												\$18,061
D2010		Restrooms		3868216	Shower, Ceramic Tile, Replace	30	15	15	6	EA	\$2,720.00	\$16,320																\$16,320							\$16,320
D2010		Restrooms		3868265	Urinal, Standard, Replace	30	15	15	4	EA	\$1,196.80	\$4,787																\$4,787							\$4,787
D2010		Utility closet		3868247	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	2	EA	\$870.40	\$1,741																			\$1,741				\$1,741
D3020		Attic		3868222	Unit Heater, Natural Gas, Replace	20	7	13	1	EA	\$9,139.20	\$9,139														\$9,139									\$9,139
D3050		Roof		3868231	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$16,320.00	\$16,320														\$16,320									\$16,320
D3050		Roof		3868251	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$21,760.00	\$21,760														\$21,760									\$21,760
D3050		Roof		3868210	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$21,760.00	\$21,760														\$21,760									\$21,760
D3060		Roof		3868243	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,611.20	\$2,611												\$2,611											\$2,611
D3060		Roof		3868238	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,611.20	\$2,611												\$2,611											\$2,611
D3060		Roof		3868213	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	8	12	1	EA	\$2,611.20	\$2,611													\$2,611										\$2,611
D3060		Attic		3868268	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	10	15	1	EA	\$2,611.20	\$2,611																\$2,611							\$2,611
D3060		Attic		3868214	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	10	15	1	EA	\$2,611.20	\$2,611																\$2,611							\$2,611
D4010		Throughout building		3868248	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	18000	SF	\$1.16	\$20,955																		\$20,955					\$20,955
D4030		Throughout		3870150	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	8	EA	\$163.20	\$1,306						\$1,306										\$1,306							\$1,306
D5010		Electrical room		3868233	Uninterruptible Power Supply, UPS, Replace	15	5	10	1	EA	\$21,760.00	\$21,760											\$21,760												\$21,760
D5040		Electrical room		3868235	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	7	13	1	EA	\$5,091.84	\$5,092														\$5,092									\$5,092
D5040		Throughout		3870151	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	8	EA	\$239.36	\$1,915						\$1,915										\$1,915							\$1,915
D5040		Gymnasium		3868241	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	20	EA	\$304.64	\$6,093												\$6,093											\$6,093
D5040		Building exterior		3868227	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	18	EA	\$239.36	\$4,308													\$4,308										\$4,308
D5040		Throughout building		3868253	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	18000	SF	\$4.90	\$88,128													\$88,128										\$88,128
D7050		Utility closet		3868242	Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	\$4,352.002																								

Washington STEAM Multilingual Academy / Plant																																					
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		
D2010		Throughout building	3868434	Storage Tank, Domestic Water, Replace			30	20	10	1	EA	\$2,611.20	\$2,611											\$2,611												\$2,611	
D2010		Throughout building	3868440	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace			40	20	20	2400	SF	\$5.44	\$13,056																					\$13,056		\$13,056	
D2010		Throughout building	3868441	Emergency Plumbing Fixtures, Eye Wash, Replace			20	10	10	1	EA	\$1,632.00	\$1,632											\$1,632												\$1,632	
D3030		Throughout building	3868437	Chiller, Air-Cooled, Replace			25	20	5	1	EA	\$261,120.00	\$261,120						\$261,120																	\$261,120	
D3030		Throughout building	3868432	Chiller, Air-Cooled, Replace			25	20	5	1	EA	\$261,120.00	\$261,120						\$261,120																	\$261,120	
D3050		Throughout building	3868428	Pump, Distribution, HVAC Chilled or Condenser Water, Replace			25	20	5	1	EA	\$14,796.80	\$14,797						\$14,797																	\$14,797	
D3050		Throughout building	3868444	Pump, Distribution, HVAC Chilled or Condenser Water, Replace			25	20	5	1	EA	\$23,936.00	\$23,936						\$23,936																	\$23,936	
D3050		Throughout building	3868436	Pump, Distribution, HVAC Chilled or Condenser Water, Replace			25	20	5	1	EA	\$14,796.80	\$14,797						\$14,797																	\$14,797	
D3050		Throughout building	3868443	Pump, Distribution, HVAC Chilled or Condenser Water, Replace			25	12	13	1	EA	\$23,936.00	\$23,936														\$23,936									\$23,936	
D3050		Throughout building	3868438	HVAC System, Hydronic Piping, 2-Pipe, Replace			40	20	20	2400	SF	\$5.44	\$13,056																						\$13,056		\$13,056
D4030		Throughout	3870149	Fire Extinguisher, Type ABC, up to 20 LB, Replace			10	5	5	2	EA	\$163.20	\$326							\$326																\$326	
D5020		Throughout building	3868430	Secondary Transformer, Dry, Stepdown, Replace			30	15	15	1	EA	\$6,528.00	\$6,528																							\$6,528	
D5020		Throughout building	3868429	Switchboard, 277/480 V, Replace			40	20	20	1	EA	\$43,520.00	\$43,520																							\$43,520	
D5020		Throughout building	3868425	Switchboard, 277/480 V, Replace			40	20	20	1	EA	\$130,560.00	\$130,560																							\$130,560	
D5030		Throughout building	3868439	Electrical System, Wiring & Switches, High Density/Complexity, Replace			40	20	20	2400	SF	\$4.35	\$10,445																							\$10,445	
D5030		Throughout building	3868433	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install			20	10	10	1	EA	\$15,993.60	\$15,994											\$15,994												\$15,994	
D5030		Throughout building	3868423	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install			20	10	10	1	EA	\$15,993.60	\$15,994											\$15,994												\$15,994	
D5040		Building exterior	3868431	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace			20	13	7	4	EA	\$272.00	\$1,088								\$1,088															\$1,088	
D5040		Throughout building	3868427	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace			20	10	10	2400	SF	\$2.28	\$5,484																							\$5,484	
Totals, Unescalated														\$0	\$0	\$0	\$0	\$0	\$576,096	\$0	\$1,088	\$0	\$0	\$41,714	\$0	\$0	\$23,936	\$0	\$6,854	\$0	\$0	\$0	\$0	\$210,637		\$860,325	
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$0	\$0	\$0	\$667,853	\$0	\$1,338	\$0	\$0	\$56,060	\$0	\$0	\$35,151	\$0	\$10,679	\$0	\$0	\$0	\$0	\$380,433		\$1,151,515	
Washington STEAM Multilingual Academy / 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		
D2010		Site	3868426	Backflow Preventer, Domestic Water, Replace			30	20	10	1	EA	\$15,667.20	\$15,667											\$15,667												\$15,667	
D2010		Site	3864525	Backflow Preventer, Domestic Water, Replace			30	15	15	1	EA	\$7,180.80	\$7,181																							\$7,181	
D2010		Site	3864466	Backflow Preventer, Domestic Water, Replace			30	15	15	1	EA	\$5,657.60	\$5,658																							\$5,658	
D2010		Site	3868256	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace			15	8	7	1	EA	\$1,632.00	\$1,632								\$1,632															\$1,632	
D3010		Site	3864475	Storage Tank, Fuel, Interior, Replace			25	12	13	1	EA	\$1,414.40	\$1,414															\$1,414									\$1,414
D4010		Site	3864433	Supplemental Components, Fire Pump Controller, Replace			20	10	10	1	EA	\$19,366.40	\$19,366																								\$19,366
D4010		Site	3864507	Pump, Fire Suppression, Replace			25	13	12	1	EA	\$70,720.00	\$70,720																								\$70,720
D4010		Site	3864493	Backflow Preventer, Fire Suppression, Replace			30	15	15	1	EA	\$15,667.20	\$15,667																								\$15,667
E2010		Site	3864523	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace			25	10	15	192	EA	\$130.56	\$25,068																							\$25,068	
G2020		Site	3864460	Parking Lots, Pavement, Asphalt, Cut & Patch			0	0	0	9500	SF	\$5.98	\$56,848	\$56,848																						\$56,848	
G2020		Site	3864453	Parking Lots, Pavement, Asphalt, Seal & Stripe			5	2	3	50000	SF	\$0.49	\$24,480				\$24,480											\$24,480						\$24,480		\$24,480	
G2020		Site	3864454	Parking Lots, Pavement, Asphalt, Mill & Overlay			25	15	10	50000	SF	\$3.81	\$190,400																							\$190,400	
G2030		Site rear stairs	3864435	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair																																	

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	3867916	D1010	Elevator Controls	Automatic, 1 Car	3000 - 4000 LB	Washington STEAM Multilingual Academy / B	Elevator	Elevator Controls	900	15294		1008193	
2	3864489	D1010	Elevator Controls	Automatic, 1 Car		Washington STEAM Multilingual Academy / A	Elevator	Elevator Controls	H-800	9571		1008174	
3	3864513	D1010	Passenger Elevator	Hydraulic, 2 Floors		Washington STEAM Multilingual Academy / A	Elevator	No tag/plate found	No tag/plate found	No tag/plate found		1008173	
4	3867925	D1010	Passenger Elevator	Hydraulic, 3 Floors		Washington STEAM Multilingual Academy / B	Elevator	Imperial Electric	SUB210R40/	6962Y21 94082-35		1008213	
5	3867933	D1010	Vertical Lift	Wheelchair, 5' Rise		Washington STEAM Multilingual Academy / B	Choir room	Wheel o vator	No tag/plate found	150190		1008234	
6	3864437	D1010	Vertical Lift	Wheelchair, 5' Rise		Washington STEAM Multilingual Academy / A	Auditorium	National Wheel-O-Vator Company	BC42	119794	2007	1008239	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3868182	D2010	Storage Tank	Domestic Water	151 - 250 GAL	Washington STEAM Multilingual Academy / C	Boiler room	Raypak	RSS175A	D. RP 0812E00199		1008166	
2	3868434	D2010	Storage Tank	Domestic Water	80 - 150 GAL	Washington STEAM Multilingual Academy / Plant	Throughout building	Wessels	Illegible	CBD1 2466	2002	1008184	
3	3864502	D2010	Water Heater	Electric, Instant Hot		Washington STEAM Multilingual Academy / A	Restrooms	Chronomite	GR-30L/120				2
4	3868257	D2010	Water Heater	Electric, Residential	5 - 15 GAL	Washington STEAM Multilingual Academy / G	Utility closet	Bradford White	:LE120L3	ME36247003		1008157	
5	3868177	D2010	Water Heater	Gas, Commercial (125 MBH)	75 - 99 GAL	Washington STEAM Multilingual Academy / C	Office	American Water Heater Co.	75-76 AS	H08-4257		1008194	
6	3868223	D2010	Water Heater	Gas, Commercial (200 MBH)	100 - 199 GAL	Washington STEAM Multilingual Academy / G	Throughout building	Bradford White	U100T88R3N	MC35869320		1008146	
7	3864525	D2010	Backflow Preventer	Domestic Water	4 IN	Washington STEAM Multilingual Academy / Site	Site	Febco	LF880V	A16063300812		1008171	
8	3868426	D2010	Backflow Preventer	Domestic Water	8 IN	Washington STEAM Multilingual Academy / Site	Site	Wilkins Zurn	450DA	P09447		1008183	
9	3864466	D2010	Backflow Preventer	Domestic Water	3 IN	Washington STEAM Multilingual Academy / Site	Site	Febco	Illegible	Illegible		1008249	
10	3864524	D2010	Backflow Preventer	Domestic Water	3 IN	Washington STEAM Multilingual Academy / Site	Site	Zurn Wilkins	375AST	4440C	2015	1008250	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3864475	D3010	Storage Tank	Fuel, Interior	66 - 100 GAL	Washington STEAM Multilingual Academy / Site	Site						
2	3868164	D3020	Boiler	Gas, HVAC	1001 - 2000 MBH	Washington STEAM Multilingual Academy / C	Boiler room	Raypak	HD-1532	201448		1008164	

3	3868171	D3020	Boiler	Gas, HVAC	1001 - 2000 MBH	Washington STEAM Multilingual Academy / C	Boiler room	Raypak	H9-1532	201447		1008165
4	3868180	D3020	Unit Heater	Natural Gas	11 - 25 MBH	Washington STEAM Multilingual Academy / C	Cafeteria	Trane	Inaccessible	Inaccessible		1008196
5	3868222	D3020	Unit Heater	Natural Gas	201 - 300 MBH	Washington STEAM Multilingual Academy / G	Attic	Greenheck	PVF350H	14052040		1008139
6	3868136	D3020	Unit Heater	Natural Gas	11 - 25 MBH	Washington STEAM Multilingual Academy / C	Cafeteria	Trane	Inaccessible	Inaccessible		1008195
7	3868437	D3030	Chiller	Air-Cooled	151 - 200 TON	Washington STEAM Multilingual Academy / Plant	Throughout building	Trane	RTAC 1854 UD0N UAFN NINY ITDN	U02H06096	2002	1008152
8	3868432	D3030	Chiller	Air-Cooled	151 - 200 TON	Washington STEAM Multilingual Academy / Plant	Throughout building	Trane	RTAC 1854 UD0N UAFN NINY ITDN	U02H060097	2002	1008151
9	3868176	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 - 4 TON	Washington STEAM Multilingual Academy / C	Building exterior	Bard	Illegible	Illegible		1008256
10	3864506	D3030	Split System Ductless	Single Zone	1.5 - 2 TON	Washington STEAM Multilingual Academy / A	Roof	Sanyo	CH1812	0008912		1008246
11	3864499	D3030	Split System Ductless	Single Zone	2.5 - 3 TON	Washington STEAM Multilingual Academy / A	Roof bell tower	Mitsubishi Electric	PU24EK3	3U009460		1008212
12	3868428	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	8 - 10 HP	Washington STEAM Multilingual Academy / Plant	Throughout building	Crown Triton	PKP1829R275N	Illegible	2002	1008149
13	3868444	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	6 - 7.5 HP	Washington STEAM Multilingual Academy / Plant	Throughout building	A. O. Smith	F-391347-83	242036	2002	1008188
14	3868443	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	6 - 7.5 HP	Washington STEAM Multilingual Academy / Plant	Throughout building					1008190
15	3868436	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	8 - 10 HP	Washington STEAM Multilingual Academy / Plant	Throughout building	Crown Triton	HKS182SR235N	Illegible	2002	1008150
16	3868138	D3050	Pump	Distribution, HVAC Heating Water	4 - 5 HP	Washington STEAM Multilingual Academy / C	Boiler room	Nidec Motor Corporation #FN40		Z 06 7693927-0061		1008185
17	3868186	D3050	Pump	Distribution, HVAC Heating Water	4 - 5 HP	Washington STEAM Multilingual Academy / C	Boiler room	Marathon Electric	-9VJ184TTDR7356CU L	No tag/plate found		1008186
18	3867892	D3050	Air Handler	Exterior AHU	1201 - 2400 CFM	Washington STEAM Multilingual Academy / B	Roof	Trane	Illegible	Illegible	2002	1008204
19	3867905	D3050	Air Handler	Exterior AHU	1201 - 2400 CFM	Washington STEAM Multilingual Academy / B	Roof	Trane	Illegible	Illegible	2002	1008233
20	3867941	D3050	Air Handler	Exterior AHU	1201 - 2400 CFM	Washington STEAM Multilingual Academy / B	Roof	Trane	Illegible	Illegible	2002	1008228
21	3864483	D3050	Air Handler	Exterior AHU	6001 - 8000 CFM	Washington STEAM Multilingual Academy / A	Roof bell tower	No tag/plate found	No tag/plate found	No tag/plate found		1008206
22	3867889	D3050	Air Handler	Exterior AHU	1201 - 2400 CFM	Washington STEAM Multilingual Academy / B	Roof	Trane	Illegible	Illegible	2002	1008208
23	3867935	D3050	Air Handler	Exterior AHU	1201 - 2400 CFM	Washington STEAM Multilingual Academy / B	Roof	Trane	Illegible	Illegible	2002	1008210
24	3864465	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4001 - 6000 CFM	Washington STEAM Multilingual Academy / A	Attic	Trane	BCHC036D2A0ATAF2G000000000000000000000000	T02L84204	2002	1008263

25	3864512	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4001 - 6000 CFM	Washington STEAM Multilingual Academy / A	Attic	Trane	BCHC036D2A0A1AF2G000000B0000000000000	T02L84213	2002	1008248	
26	3864443	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2401 - 4000 CFM	Washington STEAM Multilingual Academy / A	Throughout building	Trane	BCHC054D2A0B3AF3E000000B01ED2ED200C00010				39
27	3864436	D3050	Air Handler	Interior AHU, Easy/Moderate Access	8001 - 10000 CFM	Washington STEAM Multilingual Academy / A	Attic	Illegible	Illegible	Illegible		1008245	
28	3867917	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1201 - 2400 CFM	Washington STEAM Multilingual Academy / B	Classrooms					1008200	11
29	3868231	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	8 - 10 TON	Washington STEAM Multilingual Academy / G	Roof	Trane	YHC067E4RHA0F06C0C1A600010100C000000	S151112756L	2015	1008154	
30	3868251	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	8 - 10 TON	Washington STEAM Multilingual Academy / G	Roof	Trane	1PYHC120E4RLA25UT*	S151112829L	2015	1008155	
31	3868210	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	8 - 10 TON	Washington STEAM Multilingual Academy / G	Roof	Trane	1PYHC092F4RLA25UT*	S151112815L	2015	1008153	
32	3868268	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 - 2000 CFM	Washington STEAM Multilingual Academy / G	Attic	Greenheck	BSQ-220-10-Y	14052217		1008142	
33	3868214	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 - 2000 CFM	Washington STEAM Multilingual Academy / G	Attic	Greenheck	SQ-100-VS-4-x	14052213		1008143	
34	3864498	D3060	Exhaust Fan	Centrifugal, 36"Damper	8501 - 15000 CFM	Washington STEAM Multilingual Academy / A	Roof bell tower	No tag/plate found	No tag/plate found	No tag/plate found		1008198	
35	3864428	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	50 - 500 CFM	Washington STEAM Multilingual Academy / A	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1008211	
36	3867938	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	Carnes	GSAA1604PC	517451.016		1008232	
37	3867891	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	Carnes	GSAA1604PC	517451.016		1008242	
38	3867912	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1008230	
39	3867898	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	Carnes	GSAA1604PC	517451.016		1008240	
40	3867926	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	Carnes	GSAA1604PC	517451.016		1008241	
41	3867928	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1008231	
42	3867939	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1008226	
43	3867936	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1008229	
44	3867909	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1008222	
45	3864488	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	50 - 500 CFM	Washington STEAM Multilingual Academy / A	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1008247	
46	3868243	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Washington STEAM Multilingual Academy / G	Roof	Greenheck	CUE-101-VS-4-X	14051810		1008158	

47	3867906	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	Carnes	LEDKISPIATJA20SPCX	517451.002		1008201	
48	3864491	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	50 - 500 CFM	Washington STEAM Multilingual Academy / A	Roof	Cook	012012 GR	1388880139402/0002502	2006	1008244	
49	3868238	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Washington STEAM Multilingual Academy / G	Roof	Greenheck	CUE-101-V6-4-X	14051809		1008148	
50	3867913	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	501 - 1000 CFM	Washington STEAM Multilingual Academy / B	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1008209	
51	3868213	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Washington STEAM Multilingual Academy / G	Roof	Greenheck	CUE-101-VS-4	1405 16 1 1		1008159	
52	3864468	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2001 - 5000 CFM	Washington STEAM Multilingual Academy / A	Roof	Cook	195 ACE	1388860090-00/0020203	2005	1008243	
53	3868165	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	Washington STEAM Multilingual Academy / C	Roof					1008257	
54	3868163	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	Washington STEAM Multilingual Academy / C	Roof	Illegible	Illegible	Illegible		1008258	
55	3868154	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Washington STEAM Multilingual Academy / C	Kitchen	Mars	42C	9312PE42C-H (E3) 60		1008178	
56	3868193	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Washington STEAM Multilingual Academy / C	Cafeteria	Mars	42C	9312PE42C-H (E3)		1008215	
57	3868173	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Washington STEAM Multilingual Academy / C	Cafeteria	Mars	42C	9312HPE208S42C		1008237	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3864493	D4010	Backflow Preventer	Fire Suppression	10 IN	Washington STEAM Multilingual Academy / Site	Site	Kennedy	DN200	No tag/plate found		1008221	
2	3864507	D4010	Pump	Fire Suppression	100 HP	Washington STEAM Multilingual Academy / Site	Site	Clarke	C01283	PE4045D642734		1008172	
3	3864433	D4010	Supplemental Components	Fire Pump Controller		Washington STEAM Multilingual Academy / Site	Site	Firetrol	FTA1100-JL12N	375595-01RE		1008203	
4	3870150	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Washington STEAM Multilingual Academy / G	Throughout						8
5	3870149	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Washington STEAM Multilingual Academy / Plant	Throughout						2
6	3870146	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Washington STEAM Multilingual Academy / C	Throughout						5
7	3874350	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Washington STEAM Multilingual Academy / A	Throughout						30
8	3870148	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Washington STEAM Multilingual Academy / B	Throughout						16
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3868233	D5010	Uninterruptible Power Supply	UPS	15 KVA	Washington STEAM Multilingual Academy / G	Electrical room	No tag/plate found	ISC037 277/277 A FAX M BD2005 Z	90693L1-1		1008162	

2	3868430	D5020	Secondary Transformer	Dry, Stepdown	10 KVA	Washington STEAM Multilingual Academy / Plant	Throughout building	Siemens		2475A382AAG001	2007	1008192
3	3868158	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	Washington STEAM Multilingual Academy / C	Boiler room	Siemens	3F3J500K13	1475A398VAG012		1008136
4	3868196	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Washington STEAM Multilingual Academy / C	Boiler room	Siemens	3F3Y225K13	2475A387PAG004		1008218
5	3867930	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Washington STEAM Multilingual Academy / B	Elevator	Siemens	3F3Y225	2475A382NBG001	2002	1008227
6	3864515	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Washington STEAM Multilingual Academy / A	Auditorium	Siemens	3F3Y225	2475A382NBG001		1008254
7	3868226	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Washington STEAM Multilingual Academy / G	Electrical room			J15A00163A	2015	1008144
8	3868168	D5020	Switchboard	120/208 V	600 AMP	Washington STEAM Multilingual Academy / C	Boiler room	Siemens	50-22155-800050	E-351434		1008135
9	3868146	D5020	Switchboard	120/208 V	600 AMP	Washington STEAM Multilingual Academy / C	Boiler room	Siemens	60-22155-B00060	E-351432		1008217
10	3864485	D5020	Switchboard	120/208 V	600 AMP	Washington STEAM Multilingual Academy / A	Auditorium	Siemens	6022155 BUUUAU	E-32435	2002	1008255
11	3867907	D5020	Switchboard	120/208 V	600 AMP	Washington STEAM Multilingual Academy / B	Electrical room	Siemens	60-22155-B00030	E-234621	2002	1008225
12	3868192	D5020	Switchboard	120/208 V	600 AMP	Washington STEAM Multilingual Academy / C	Boiler room	Siemens	60-22155-B00050	E-351433.		1008134
13	3868249	D5020	Switchboard	120/208 V	400 AMP	Washington STEAM Multilingual Academy / G	Electrical room	Eaton			2015	1008147
14	3864448	D5020	Switchboard	120/208 V	600 AMP	Washington STEAM Multilingual Academy / A	Auditorium	Siemens	60-22155-BU0020U	E-351436	2002	1008253
15	3868429	D5020	Switchboard	277/480 V	600 AMP	Washington STEAM Multilingual Academy / Plant	Throughout building	Siemens	89BSU2M0N003	No tag/plate found	2002	1008133
16	3868209	D5020	Switchboard	277/480 V	400 AMP	Washington STEAM Multilingual Academy / G	Electrical room	Eaton			2015	1008161
17	3867910	D5020	Switchboard	277/480 V	600 AMP	Washington STEAM Multilingual Academy / B	Electrical room	Siemens	60 22155 B0001	E-234622	2002	1008224
18	3868425	D5020	Switchboard	277/480 V	3000 AMP	Washington STEAM Multilingual Academy / Plant	Throughout building	Siemens	17 22158 A0001004	E-353124	2002	1008160
19	3868162	D5020	Switchboard	277/480 V	600 AMP	Washington STEAM Multilingual Academy / C	Boiler room	Siemens	BU-22155 FUJU U	E-233418	2002	1008163
20	3868424	D5020	Switchboard	277/480 V	3000 AMP	Washington STEAM Multilingual Academy / Plant	Throughout building	Siemens	17-39862-B00020-01	F-273596	2007	1008191
21	3868433	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Washington STEAM Multilingual Academy / Plant	Throughout building	ABB	No tag/plate found	No tag/plate found		1008187
22	3864516	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Washington STEAM Multilingual Academy / A	Attic	ABB	ACH550-VD-023A-4	2065001286		1008205
23	3868423	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Washington STEAM Multilingual Academy / Plant	Throughout building	ABB	No tag/plate found	No tag/plate found		1008189

24	3870151	D5040	Emergency & Exit Lighting	Exit Sign, LED		Washington STEAM Multilingual Academy / G	Throughout							8
25	3870145	D5040	Emergency & Exit Lighting	Exit Sign, LED		Washington STEAM Multilingual Academy / C	Throughout							6
26	3874351	D5040	Emergency & Exit Lighting	Exit Sign, LED		Washington STEAM Multilingual Academy / A	Throughout							16
27	3870147	D5040	Emergency & Exit Lighting	Exit Sign, LED		Washington STEAM Multilingual Academy / B	Throughout							18
28	3868183	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Washington STEAM Multilingual Academy / C	Building exterior							9
29	3867895	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Washington STEAM Multilingual Academy / B	Building exterior							25
30	3868227	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Washington STEAM Multilingual Academy / G	Building exterior							18
31	3868431	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Washington STEAM Multilingual Academy / Plant	Building exterior							4
32	3868241	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Washington STEAM Multilingual Academy / G	Gymnasium							20
33	3864452	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Washington STEAM Multilingual Academy / A	Building exterior							16
D70 Electronic Safety & Security														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	3864487	D7050	Fire Alarm Panel	Fully Addressable		Washington STEAM Multilingual Academy / A	Utility closet	Notifier	DR-C4		No tag/plate found		1008197	
2	3867900	D7050	Fire Alarm Panel	Multiplex		Washington STEAM Multilingual Academy / B	Electrical room	Notifier	FCPS-24S6		No tag/plate found		1008223	
3	3868242	D7050	Fire Alarm Panel	Multiplex		Washington STEAM Multilingual Academy / G	Utility closet	Honeywell	NFS-320		No tag/plate found		1008138	
E10 Equipment														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	3868159	E1030	Foodservice Equipment	Convection Oven, Double		Washington STEAM Multilingual Academy / C	Kitchen	Blodgett	No tag/plate found		No tag/plate found		1008214	
2	3868139	E1030	Foodservice Equipment	Dairy Cooler/Wells		Washington STEAM Multilingual Academy / C	Kitchen	Beverage-Air Corporation	SM58N-S		12608450		1008180	
3	3868178	E1030	Foodservice Equipment	Dairy Cooler/Wells		Washington STEAM Multilingual Academy / C	Kitchen	Beverage-Air Corporation	SM58N-S		12702199		1008140	
4	3868153	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Washington STEAM Multilingual Academy / C	Kitchen							
5	3868169	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Washington STEAM Multilingual Academy / C	Cafeteria	Food Warming Equipment	UHS-12		133625401		1008175	
6	3868142	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Washington STEAM Multilingual Academy / C	Kitchen	Food Warming Equipment	UHS-12		133837905		1008141	
7	3868137	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Washington STEAM Multilingual Academy / C	Cafeteria	Duke	DC-TEHF60SS M		06125171		1008176	

