



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

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Riverside, California 92507
Jesse Miller



McKinley School
325 South Oak Knoll Avenue
Pasadena, California 91101

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BV PROJECT #:

154554.22R000-014.354

DATE OF REPORT:

September 8, 2022

ON SITE DATE:

May 18-20, 2022

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School Campus
Number of Buildings	Eight
Main Address	325 South Oak Knoll Avenue, Pasadena, California 91101
Site Developed	1922 Renovated 2015
Site Area	9.5 acres (estimated)
Parking Spaces	61 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	B5 (in B) leased by YMCA
Date(s) of Visit	May 18-20, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Kristine Vukovic
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

McKinley School is a K-8 public school campus originally constructed in 1922. Three of the original buildings are still retained to this day. An office building was added in 1960 and has since been adopted as a band room. In 2015, the majority of the site was renovated, including almost complete repaving and the construction of three buildings: one classroom building, one gymnasium building, and one kitchen building with a shaded dining area.

Architectural

The original buildings are concrete structures with the original planking, plaster, and windows. Interior finishes are kept up-to-date and largely well-maintained, though there are some damaged ceiling tiles. The auditorium is steel-framed. Not all locks are keyed to the masters.

The 2015 constructions are steel-framed structures with stucco walls and aluminum windows. Finishes are mostly too new to gauge maintenance levels.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Though previously heated via basement boilers, the original buildings have since abandoned their central system. Heating and cooling is now provided to them mainly by window units. The library in C utilizes a multizone ductless system. The 1960 building is also cooled via window units, but the units present were not functional during the assessment. The 2015 buildings are serviced by a central plant in G building feeding air handlers. Site electrical is fed via main gear below building A and in a CMU enclosure at the northwest corner of the property. Gas water heaters provide hot water to the buildings that require it. The original buildings have heavily aged supply and sanitary piping with significant portions still using the original galvanized iron. The original and 2015 buildings are fully sprinkled, and all buildings are connected to an addressable alarm system. Of note, buildings A and C are two-story classroom buildings lacking accessible routes to and from the second floor. However, this is the only significant accessibility issue observed and can be resolved with two wheelchair lifts being added to the southern staircase of building A.

Site

The developed portion of the site was fully renovated in 2015. The paved areas and playgrounds are in good condition, and lighting is more than adequate.

Recommended Additional Studies

A leak was observed from the northern end of the boiler room originating from the first floor, but its point of origin could not be pinpointed. It is likely to be related to portions of original supply piping. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the domestic piping system is also 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

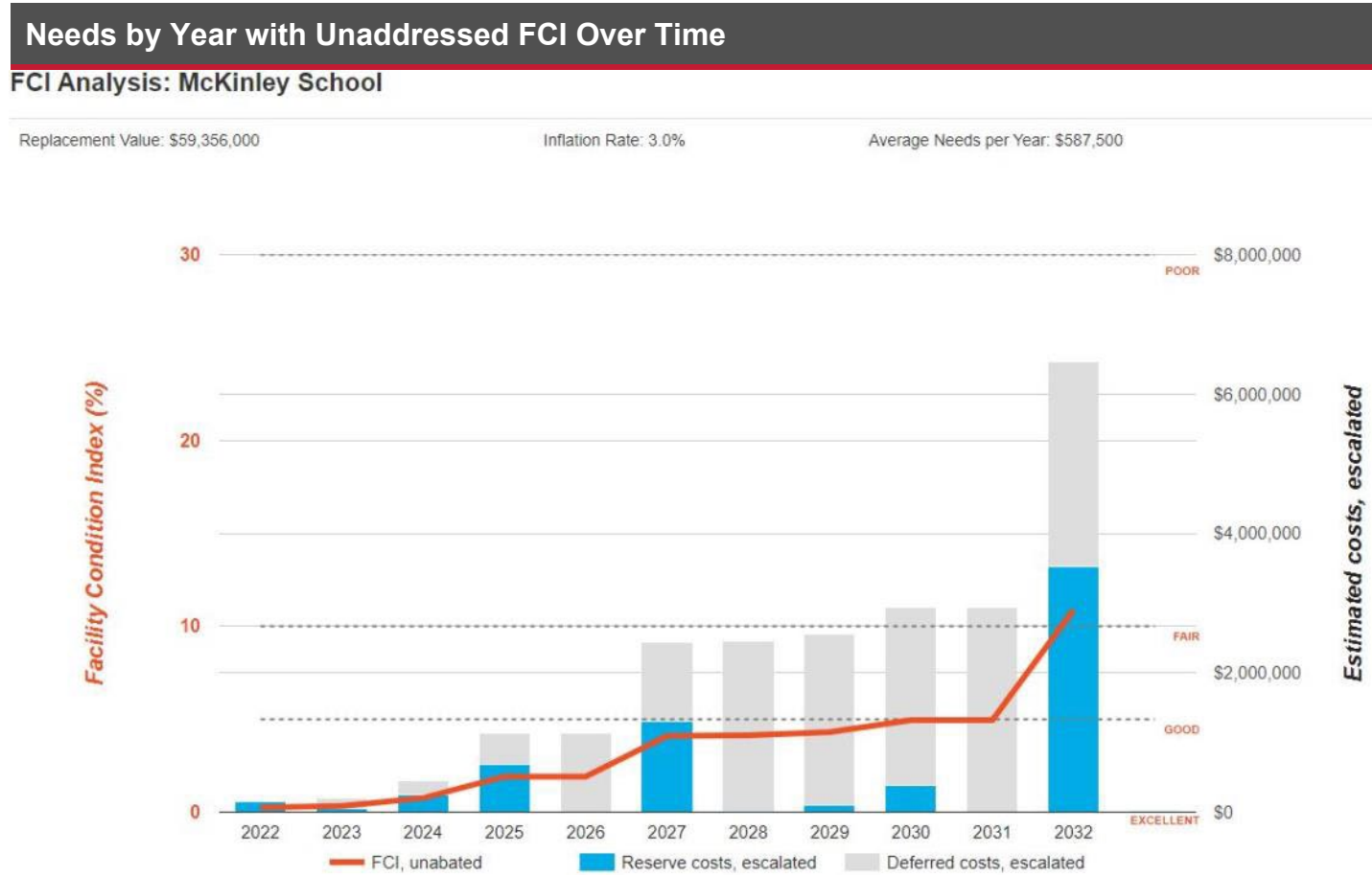
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has 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 (1925)	\$440	54,460	\$23,962,400	0.5%	2.9%	5.4%	13.1%
B (1925)	\$440	13,035	\$5,735,400	0.3%	0.8%	3.4%	7.6%
C (1925)	\$440	38,284	\$16,844,960	0.0%	0.7%	3.7%	8.1%
D (1960)	\$440	8,450	\$3,718,000	0.0%	0.4%	0.4%	2.8%
E (1980)	\$440	14,750	\$6,490,000	0.0%	2.6%	2.6%	4.5%
B Portable Restroom (1960)	\$275	500	\$137,500	0.0%	0.0%	0.0%	3.8%
B6 (1922)	\$440	1,830	\$805,200	0.8%	0.8%	5.7%	10.8%
G - Kitchen (2015)	\$440	3,600	\$1,584,000	0.0%	2.6%	2.6%	16.2%

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	11	\$123,600
B	1	\$16,300
B6	2	\$6,400
Total	14	\$146,300

A

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3876318	Corridors	B1080	Stairs, Concrete/Masonry, Interior, Repair	Poor	Performance/Integrity	\$1,600
3876276	Basement	B2010	Exterior Walls, Stucco, Repair	Poor	Performance/Integrity	\$21,800
3876317	Throughout building	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	\$19,000
3876235	A212	D3030	Air Conditioner, Window/Thru-Wall, Replace	Poor	Performance/Integrity	\$3,200
3876278	A214	D3030	Air Conditioner, Window/Thru-Wall, Replace	Poor	Performance/Integrity	\$3,200
3876308	A2-Staff Room	D3030	Air Conditioner, Window/Thru-Wall, Replace	Poor	Performance/Integrity	\$3,200
3876347	A105	D3030	Air Conditioner, Window/Thru-Wall, Replace	Poor	Performance/Integrity	\$3,200
3876264	Principal Office	D3030	Air Conditioner, Window/Thru-Wall, Replace	Poor	Performance/Integrity	\$3,200
3876249	A213	D3030	Air Conditioner, Window/Thru-Wall, Replace	Poor	Performance/Integrity	\$3,200
3876321	Electrical room	D5020	Switchboard, 120/240 V, Replace	Poor	Performance/Integrity	\$54,400
3876241	Basement	P2030	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	Poor	Performance/Integrity	\$7,600
Total (11 items)						\$123,600

B

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3876746	North roof	B3010	Roofing, Metal, Replace	Failed	Performance/Integrity	\$16,300
Total (1 items)						\$16,300

B6

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3877079	B6	D3030	Air Conditioner, Window/Thru-Wall, Replace	Poor	Performance/Integrity	\$3,200
3877070	B6	D3030	Air Conditioner, Window/Thru-Wall, Replace	Poor	Performance/Integrity	\$3,200
Total (2 items)						\$6,400

Key Findings



Roofing in Failed condition.

Metal
B McKinley School North roof

Uniformat Code: B3010
Recommendation: **Replace in 2022**

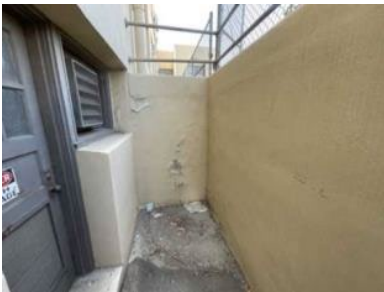
Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,300

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Metal canopy behind B building is in severe disrepair with several missing or damaged pieces. - AssetCALC ID: 3876746



Exterior Walls in Poor condition.

Stucco
A McKinley School Basement

Uniformat Code: B2010
Recommendation: **Repair in 2022**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,800

\$\$\$\$

Damaged stucco at the stairwell accessing the basement spaces in A - AssetCALC ID: 3876276



Switchboard in Poor condition.

120/240 V
A McKinley School Electrical room

Uniformat Code: D5020
Recommendation: **Replace in 2022**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$54,400

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Exceedingly aged switchboard - AssetCALC ID: 3876321



Roadways in Poor condition.

Pavement, Asphalt
Site McKinley School Service Driveway

Uniformat Code: G2010
Recommendation: **Mill & Overlay in 2023**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,700

\$\$\$\$

Service drive beside library is heavily cracked - AssetCALC ID: 3876329



Door Hardware in Poor condition.

School, per Door
A McKinley School Throughout building

Uniformat Code: C1030
Recommendation: **Replace in 2023**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$23,100

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Hardware not accessible. Locks not keyed to master. - AssetCALC ID: 3876346



Electrical System in Poor condition.

Wiring & Switches, Average or Low
Density/Complexity
A McKinley School Throughout building

Uniformat Code: D5030
Recommendation: **Replace in 2024**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$148,100

\$\$\$\$

Sub-optimal switch functionality, emergency lighting observed flickering periodically (loss of power) -
AssetCALC ID: 3876239



Athletic Surfaces & Courts in Poor condition.

Tennis/Volleyball, 2-Color Surface
Site McKinley School Site

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2023**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,600

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The striping and seal coat are heavily worn. - AssetCALC ID: 3876332



Air Conditioner in Poor condition.

Window/Thru-Wall
A McKinley School A213

Uniformat Code: D3030
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

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Exceedingly aged - AssetCALC ID: 3876249



Air Conditioner in Poor condition.

Window/Thru-Wall
B6 McKinley School B6

Uniformat Code: D3030
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

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Unit does not function properly - AssetCALC ID: 3877070



Air Conditioner in Poor condition.

Window/Thru-Wall
A McKinley School Principal Office

Uniformat Code: D3030
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

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This window unit air conditioner is exceedingly aged, uses R-22. - AssetCALC ID: 3876264



Stairs in Poor condition.

Concrete/Masonry, Interior
A McKinley School Corridors

Uniformat Code: B1080
Recommendation: **Repair in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Nosing in need of repair - AssetCALC ID: 3876318



Air Conditioner in Poor condition.

Window/Thru-Wall
A McKinley School A105

Uniformat Code: D3030
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

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This window unit air conditioner is exceedingly aged, uses R-22. - AssetCALC ID: 3876347

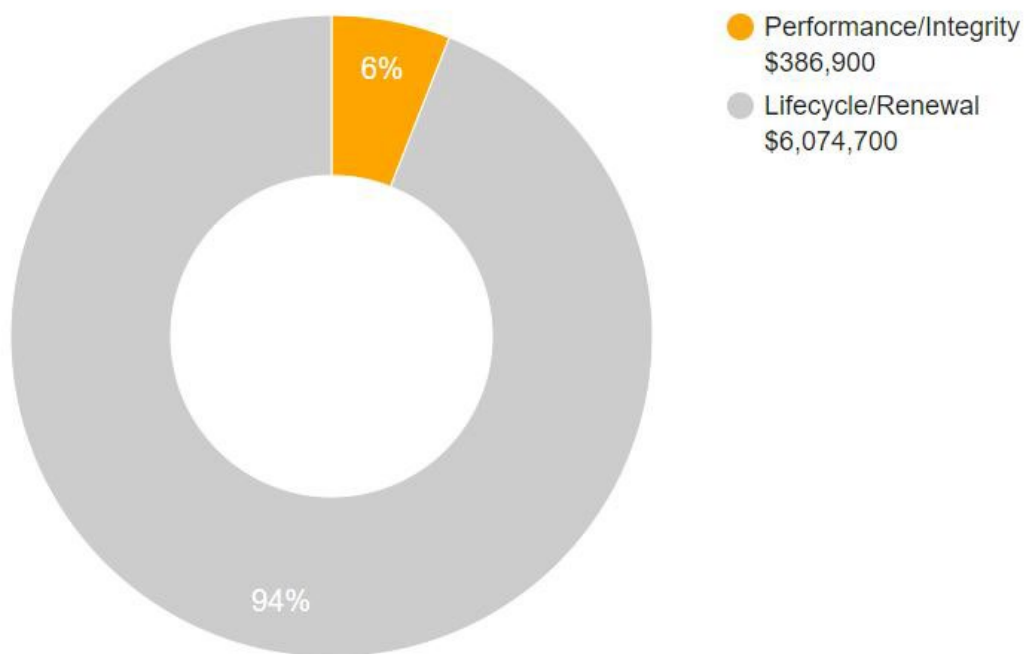
Plan Types

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: \$6,461,600

2. Building A



Building A: Systems Summary

Address	325 South Oak Knoll Ave, Pasadena, California	
Constructed/Renovated	1922	
Building Size	54,460 SF	
Number of Stories	2 above grade with 1 below-grade basement levels (mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams & columns with wooden decks and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Wood	Fair
Roof	Primary: Flat construction with modified bituminous and built-up finish Secondary: Gable construction with clay tiles	Fair
Interiors	Walls: Painted lath & plaster, ceramic tile Floors: Carpet, VCT, wood plank, ceramic tile, wood strip, coated concrete Ceilings: Painted lath & plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and galvanized supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Non-Central System: Window units Supplemental components: Ductless split-systems	Fair

Building A: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: UPS only	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Second floor not accessible, one overly aged switchboard, basement water leak, damaged nosing, damaged exterior wall outside basement entries, knob hardware, damaged hard tile ACT, abandoned kitchen	

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
Structure	\$1,632	-	-	-	-	\$1,632
Facade	\$21,760	-	\$171,343	-	\$532,134	\$725,237
Roofing	-	-	-	\$49,317	\$351,327	\$400,644
Interiors	\$19,040	\$23,756	\$671,824	\$551,240	\$1,661,381	\$2,927,241
Plumbing	-	-	\$7,710	\$27,493	\$1,318,188	\$1,353,391
HVAC	\$18,930	-	\$122,839	\$44,314	\$207,097	\$393,180
Fire Protection	-	-	-	-	\$93,105	\$93,105
Electrical	\$54,400	\$157,152	\$8,121	\$371,180	\$99,341	\$690,194
Fire Alarm & Electronic Systems	-	-	-	\$397,035	-	\$397,035
Equipment & Furnishings	-	-	-	\$402,099	\$478	\$402,577
Site Utilities	-	-	-	\$9,357	-	\$9,357
Follow-up Studies	\$7,616	-	-	-	-	\$7,616
TOTALS (3% inflation)	\$123,400	\$181,000	\$981,900	\$1,852,100	\$4,263,100	\$7,401,500

3. Building B



Building B: Systems Summary

Address	325 South Oak Knoll Avenue Pasadena, California	
Constructed/Renovated	1922	
Building Size	13,035 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams & columns with wooden decks and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted lath & plaster Floors: Carpet, VCT, wood plank Ceilings: Painted lath & plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Sinks	Fair
HVAC	Non-Central System: Window units Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building B: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations	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	Shade canopy behind building is failing	

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	-	-	\$43,703	-	\$235,270	\$278,973
Roofing	\$16,265	-	-	\$26,319	\$152,020	\$194,604
Interiors	-	-	\$87,878	\$3,655	\$175,578	\$267,111
Plumbing	-	-	\$1,765	\$3,611	\$105,591	\$110,967
HVAC	-	-	\$45,299	\$36,044	\$65,135	\$146,478
Fire Protection	-	-	-	-	\$15,174	\$15,174
Electrical	-	-	-	\$67,953	\$44,914	\$112,867
Fire Alarm & Electronic Systems	-	-	-	\$102,267	-	\$102,267
Special Construction & Demo	-	-	-	-	\$36,020	\$36,020
Site Development	-	-	\$1,764	\$65,762	\$23,036	\$90,562
Site Utilities	-	-	-	\$2,338	-	\$2,338
TOTALS (3% inflation)	\$16,300	-	\$180,500	\$308,000	\$852,800	\$1,357,600

4. Building C



Building C: Systems Summary

Address	325 South Oak Knoll Avenue, Pasadena, California	
Constructed/Renovated	1922	
Building Size	38,284 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams & columns with wooden decks and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Wood	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with clay tiles	Fair
Interiors	Walls: Painted lath & plaster, ceramic tile Floors: Carpet, VCT, wood plank, ceramic tile, wood strip Ceilings: Painted lath & plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Galvanized iron and copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Non-Central System: Window units Supplemental components: Ductless split-systems	Fair

Building C: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	No accessible route to second floor	

Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$107,413	\$18,422	\$2,077,960	\$2,203,795
Roofing	-	-	-	-	\$310,875	\$310,875
Interiors	-	-	\$304,685	\$173,999	\$1,404,452	\$1,883,136
Plumbing	-	-	\$2,470	\$30,704	\$838,645	\$871,819
HVAC	-	\$80,328	\$121,907	\$4,386	\$284,300	\$490,921
Fire Protection	-	-	-	-	\$65,449	\$65,449
Electrical	-	-	\$3,328	\$251,900	\$192,545	\$447,773
Fire Alarm & Electronic Systems	-	-	-	\$260,296	-	\$260,296
Site Utilities	-	-	-	-	\$32,544	\$32,544
TOTALS (3% inflation)	-	\$80,400	\$539,900	\$739,800	\$5,206,800	\$6,566,900

5. Building B6



Building B6: Systems Summary

Address	325 South Oak Knoll Avenue, Pasadena, California	
Constructed/Renovated	1960	
Building Size	1,830 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete raft foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted lath & plaster, ACT Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Window units	Poor
Fire Suppression	Fire extinguishers only	--
Electrical	Source & Distribution: Fed from B building with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Building B6: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations	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	Malfunctioning window HVAC units	

Building B6: 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	-	-	\$14,024	-	\$41,019	\$55,043
Roofing	-	-	-	\$12,718	-	\$12,718
Interiors	-	-	\$25,292	-	\$34,476	\$59,768
HVAC	\$6,310	-	-	\$8,480	\$11,396	\$26,186
Electrical	-	-	-	\$12,040	\$7,754	\$19,794
Fire Alarm & Electronic Systems	-	-	-	\$8,027	-	\$8,027
Site Development	-	-	-	-	\$7,530	\$7,530
Site Utilities	-	-	\$6,053	-	-	\$6,053
TOTALS (3% inflation)	\$6,400	-	\$45,400	\$41,300	\$102,200	\$195,300

6. Building D



Building D: Systems Summary

Address	325 South Oak Knoll Avenue Pasadena, CA	
Constructed/Renovated	2015	
Building Size	8,450 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete raft foundation slab	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with concrete tiles	Good
Interiors	Walls: Painted gypsum board, FRP Floors: VCT Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Service sinks only	Good
HVAC	Central System: Air handlers only Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

Building D: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: UPS only	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
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 D: 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	-	-	-	-	-	-
Roofing	-	-	-	-	\$219,120	\$219,120
Interiors	-	-	\$14,266	\$49,616	\$65,848	\$129,730
Plumbing	-	-	-	-	\$19,811	\$19,811
HVAC	-	-	-	\$4,823	\$156,115	\$160,938
Fire Protection	-	-	-	-	\$16,746	\$16,746
Electrical	-	-	-	\$13,230	\$60,754	\$73,984
Fire Alarm & Electronic Systems	-	-	-	\$23,292	\$62,778	\$86,070
Equipment & Furnishings	-	-	-	-	\$478	\$478
Site Utilities	-	-	-	-	\$1,277	\$1,277
TOTALS (3% inflation)	-	-	\$14,300	\$91,000	\$603,000	\$708,300

7. Building E



Building E: Systems Summary

Address	325 South Oak Knoll Avenue, Pasadena, California	
Constructed/Renovated	2015	
Building Size	14,750 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete raft foundation slab	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with concrete tiles	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Maple sports floor, VCT, ceramic tile, coated concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Air handlers only Supplemental components: Ductless split-systems, Make-up air units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good

Building E: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: UPS only	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
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 E: 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	-	-	\$56,174	-	\$77,410	\$133,584
Roofing	-	-	-	-	\$329,328	\$329,328
Interiors	-	-	\$107,890	\$21,680	\$203,143	\$332,713
Plumbing	-	-	-	\$4,685	-	\$4,685
HVAC	-	-	\$1,901	\$5,512	\$299,705	\$307,118
Fire Protection	-	-	-	-	\$29,232	\$29,232
Electrical	-	-	\$2,876	-	\$129,726	\$132,602
Fire Alarm & Electronic Systems	-	-	-	\$91,480	\$109,586	\$201,066
Equipment & Furnishings	-	-	-	-	\$656,200	\$656,200
Site Development	-	-	-	-	\$105,205	\$105,205
Site Utilities	-	-	-	-	\$1,437	\$1,437
TOTALS (3% inflation)	-	-	\$168,900	\$123,400	\$1,941,000	\$2,233,300

8. Building G - Kitchen



Building G - Kitchen: Systems Summary

Address	325 South Oak Knoll Avenue, Pasadena, California	
Constructed/Renovated	2015	
Building Size	3,600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete raft foundation slab	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with metal finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile, FRP Floors: Ceramic tile Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Good
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower Supplemental components: Ductless split-systems, Make-up air units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good

Building G - Kitchen: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: UPS only	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good
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 - Kitchen: 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	-	-	-	-	-	-
Roofing	-	-	-	-	\$96,083	\$96,083
Interiors	-	-	\$5,467	-	\$8,145	\$13,612
Plumbing	-	-	-	\$2,618	\$178,554	\$181,172
HVAC	-	-	-	\$16,881	\$1,031,406	\$1,048,287
Fire Protection	-	-	-	-	\$8,302	\$8,302
Electrical	-	-	-	\$26,762	\$71,336	\$98,098
Fire Alarm & Electronic Systems	-	-	-	\$58,128	\$21,544	\$79,672
Equipment & Furnishings	-	-	\$36,260	\$110,235	\$48,730	\$195,225
Site Utilities	-	-	-	-	\$1,277	\$1,277
Site Development	-	-	-	-	\$53,683	\$53,683
TOTALS (3% inflation)	-	-	\$41,800	\$214,700	\$1,519,100	\$1,775,600

9. B Portable Restroom



B Portable Restroom: Systems Summary

Address	325 South Oak Knoll Avenue, Pasadena, California	
Constructed/Renovated	2015	
Building Size	500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over crawl space foundation	Good
Façade	Primary Wall Finish: Wood siding Windows: None	Good
Roof	Primary: Flat construction with metal finish	Good
Interiors	Walls: FRP Floors: Vinyl sheeting Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from G building with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Good

B Portable Restroom: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes	Good
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.	

B Portable Restroom: 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	-	-	-	\$5,198	\$6,986	\$12,184
Roofing	-	-	-	-	-	-
Interiors	-	-	-	-	\$14,173	\$14,173
Plumbing	-	-	-	-	-	-
HVAC	-	-	-	-	\$753	\$753
Electrical	-	-	-	-	\$3,928	\$3,928
Fire Alarm & Electronic Systems	-	-	-	-	\$2,618	\$2,618
Site Utilities	-	-	-	-	\$1,396	\$1,396
TOTALS (3% inflation)	-	-	-	\$5,200	\$29,900	\$35,100

10. 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	Good
Site Development	Property entrance signage; wrought iron and chain-link fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers and fencing Heavily furnished with park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees 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, CFL, metal halide Pedestrian walkway accent lighting	Good
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	None observed at time of assessment.	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	\$4,035	-	-	\$4,035
Electrical	-	-	-	-	-	-
Equipment & Furnishings	-	-	-	\$18,949	-	\$18,949
Site Development	-	\$29,519	\$9,459	\$422,729	\$141,765	\$603,472
Site Utilities	-	-	-	\$122,823	\$49,834	\$172,657
Site Pavement	-	\$13,674	-	\$85,796	\$22,608	\$122,078
TOTALS (3% inflation)	-	\$43,200	\$13,500	\$650,300	\$214,300	\$921,300

11. 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.

12. 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 1922 and substantially renovated in 2015 and widespread accessibility improvements appear to have been implemented at that time.

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.

13. 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.

14. 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.

15. Certification

Pasadena Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of McKinley School, 325 South Oak Knoll Avenue, Pasadena, California 91101, 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.

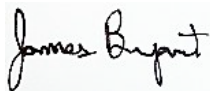
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

- Appendix A: Photographic Record
- Appendix B: Site and Floor 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 - CAMPUS OVERVIEW



2 - BUILDING A



3 - BUILDING B



4 - BUILDING C



5 - B6 BUILDING (1960)



6 - BUILDING D



Photographic Overview



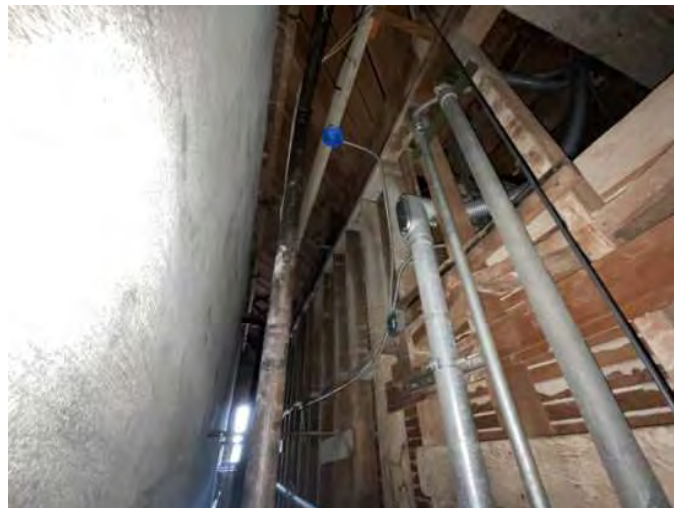
7 - BUILDING E



8 - BUILDING G



9 - BUILDING RESTROOM PORTABLE



10 - STRUCTURAL OVERVIEW



11 - FACADE OVERVIEW



12 - PRIMARY ROOF OVERVIEW



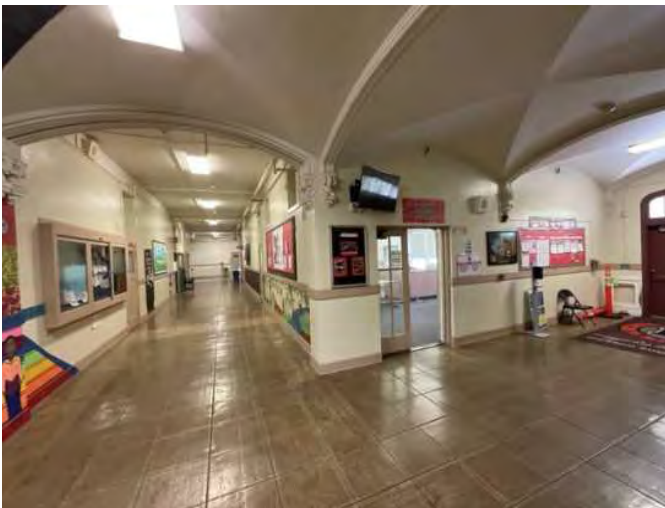
Photographic Overview



13 - SECONDARY ROOF OVERVIEW



14 - A - AUDITORIUM



15 - A - MAIN CORRIDOR



16 - A - RESTROOM



17 - B - CLASSROOM



18 - C - LIBRARY



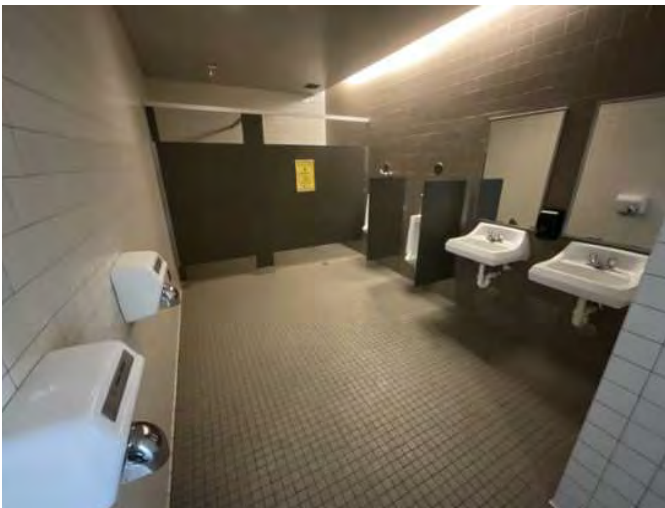
Photographic Overview



19 - D - CLASSROOM



20 - E - GYMNASIUM



21 - E - PUBLIC RESTROOMS



22 - G - KITCHEN



23 - WATER HEATER



24 - DOMESTIC PIPING

Photographic Overview



25 - GAS BOILER



26 - COOLING TOWER



27 - CHILLER



28 - WINDOW UNIT



29 - AIR HANDLER



30 - FIRE SPRINKLERS

Photographic Overview



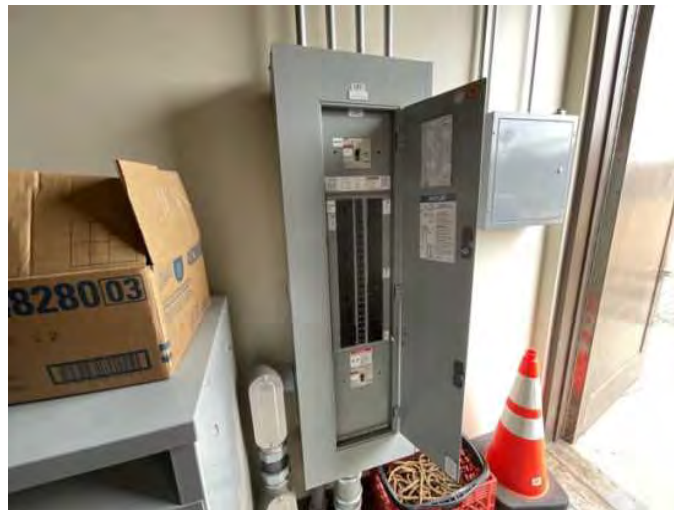
31 - FIRE EXTINGUISHER



32 - UNINTERRUPTIBLE POWER SUPPLY



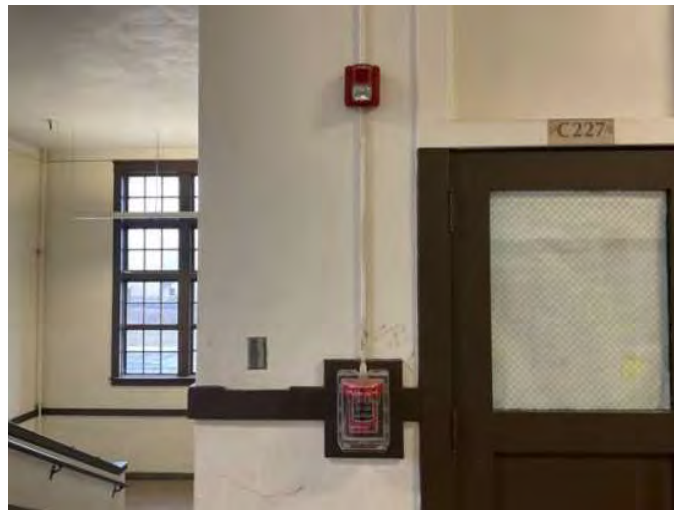
33 - MAIN ELECTRICAL EQUIPMENT



34 - SECONDARY ELECTRICAL EQUIPMENT



35 - INTERIOR LIGHTING



36 - FIRE ALARM SYSTEM



Photographic Overview



37 - PRIMARY PARKING AREA



38 - PROPERTY SIGNAGE



39 - SITE LIGHTING



40 - EXTERIOR LIGHTING



41 - PLAYGROUND



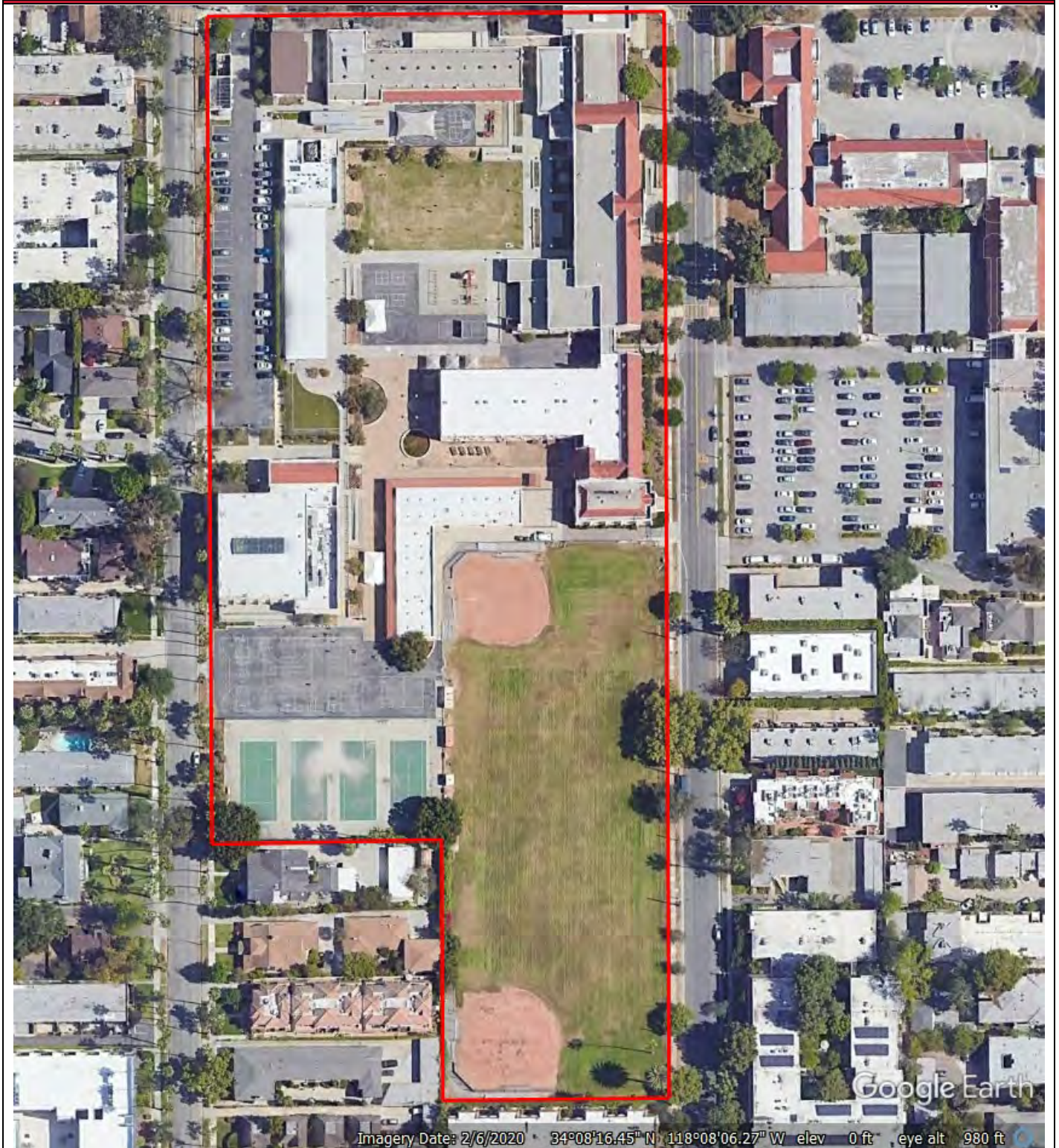
42 - SPORTS COURTS



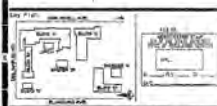
Appendix B:

Site and Floor Plans

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	154554.22R000-014.354	McKinley School	
	Source	On-Site Date	
	Google	May 18-20, 2022	



PASADENA UNIFIED SCHOOL DISTRICT
 MODERNIZATION AND RENOVATION PROJECT
 VANIR K-8 SITE
 SELECTIVE MODERNIZATION
 VANIR K-8 SCHOOL
 800 SOUTH GARDEN AVENUE
 PASADENA, CA 91101

Author	Check	Date	By

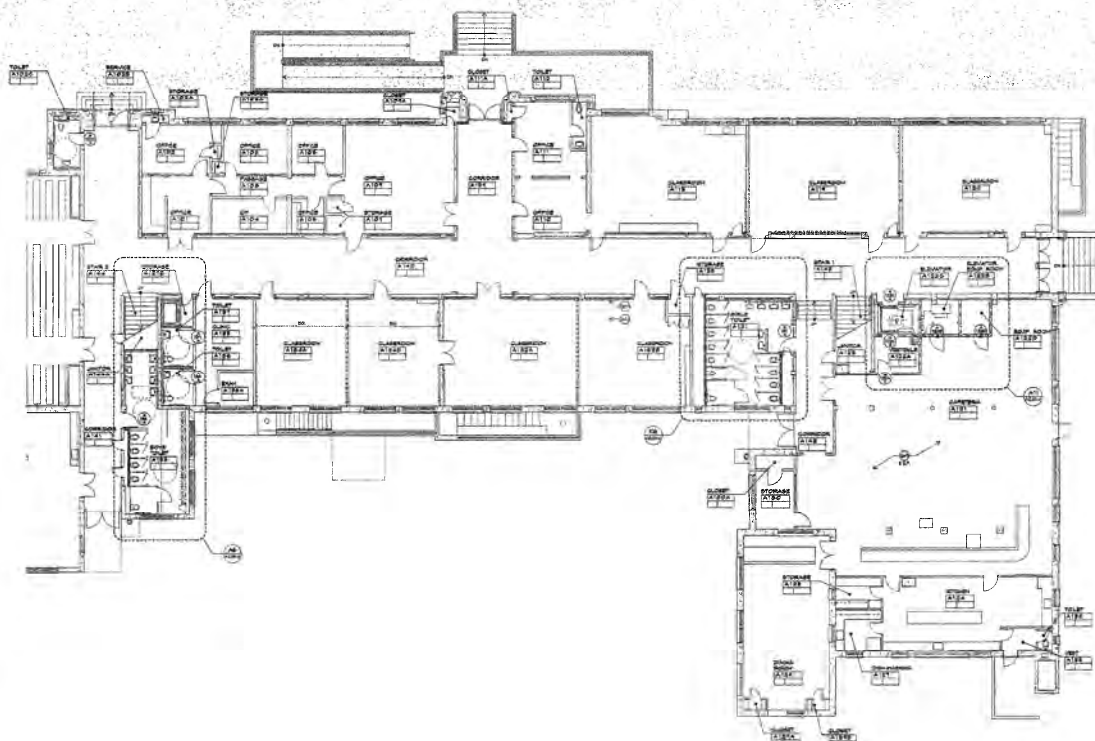
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 SEGMENT A, RENOVATE FLOOR PLAN**

Author's Seal	Designer	Project No.

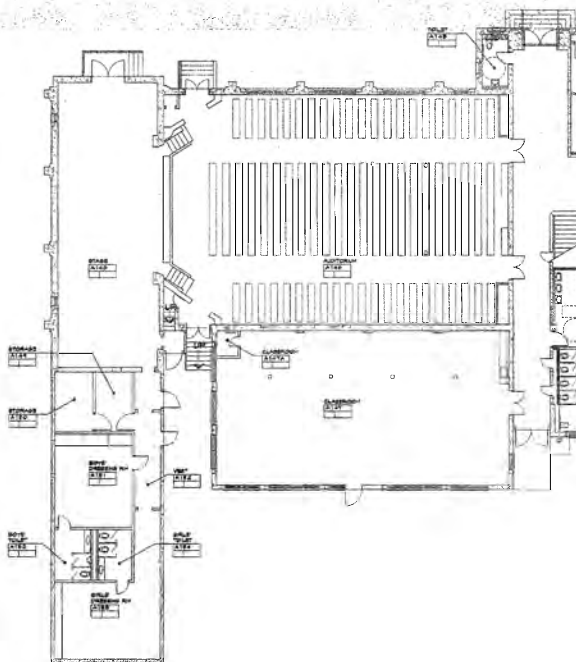
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North Arrow:

Sheet: **A2.01-A**



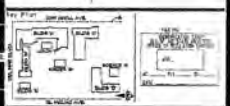
A1 BUILDING A, FIRST FLOOR
 SEGMENT A, RENOVATE FLOOR PLAN



HMC HMC GROUP
301 N. LAKE AVE. #400
PASADENA, CALIFORNIA 91101
Telephone: 818-798-1000
Fax: 818-798-1001
Email: hmc@hmcgroup.com

VANIR in association with
Pacific Service, Inc., and
Clarence J. Brouhard & Associates, Inc.
101 N. Brea Blvd. Suite 200 Brea, CA 92623

Consultant's Seal Consultant's Title Block



PASADENA UNIFIED SCHOOL DISTRICT
MODERNIZATION AND REHABILITATION PROJECTS
VOLUME 2
SELECTIVE MODERNIZATION
WICKLEY K-8 SCHOOL
222 SOUTH OAK RIDGE AVE.
PASADENA, CA 91101-1112

Project Name: BUILDING A FIRST FLOOR REMODEL FLOOR PLAN
Project No.: A2.02A
Scale: 1/4" = 1'-0"

Architect's Seal
Architect's Name: [Signature]
Architect's Title: [Title]
Architect's License No.: [License No.]
Architect's State: [State]

A1 BUILDING A FIRST FLOOR
REMODEL FLOOR PLAN

A2.02A

HMC GROUP
 307 N. LAKE AVE., #200
 PARADISE, CALIFORNIA 95111
 Telephone: 925-255-1250
 Fax: 925-255-1250
 E-mail: hmc@hmcgroup.com

VANIR In association with
 Pacific Service, Inc. and
 Clarence J. Brunsard & Associates, Inc.
 100 N. Harbor, Suite 100, San Jose, CA 95133

Owner's Set
 Consultant's Title Block



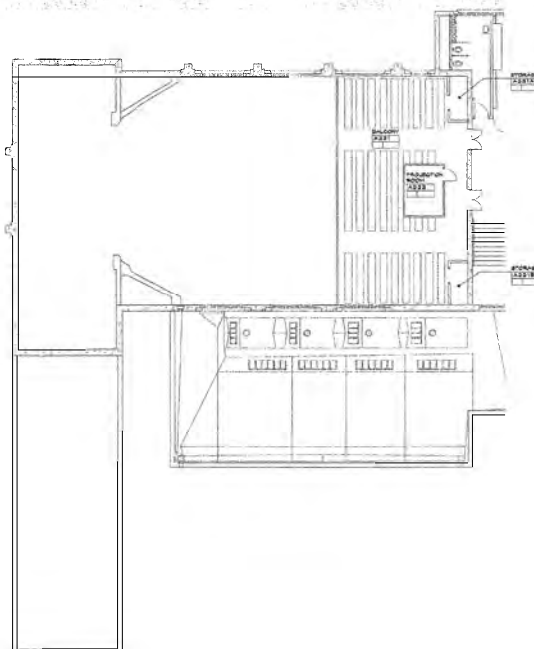
PARADISE UNIFIED SCHOOL DISTRICT
 MODERNIZATION AND REHABILITATION PROJECTS
 JUNE 2002
SELECTIVE MODERNIZATION
 WICKLEY 6-8 SCHOOL
 625 ADULTS (644 KIDS), 4175
 PARADISE, CA 95133

Project No. 0200000000 Date 10/10/02
 Design No. 0200000000 Date 10/10/02

**BUILDING A SECOND FLOOR
 REMODEL FLOOR PLAN**

Project No.	0200000000
Design No.	0200000000
Drawn By	ADN/020
Checked By	ADN/020
Project No.	0200000000
Design No.	0200000000
Drawn By	ADN/020
Checked By	ADN/020

A2.04A



**A1 BUILDING A FIRST FLOOR
 REMODEL FLOOR PLAN**



J1



A1

A7



A9

A2.01-B



PASADENA UNIFIED SCHOOL DISTRICT
 MODERNIZATION AND RENOVATION PROJECT
 VANIR K-8
 SELECTIVE MODERNIZATION
 MCKINLEY K-8 SCHOOL
 488 ADULT GOLF COURSE AVE.
 PASADENA, CA 91107

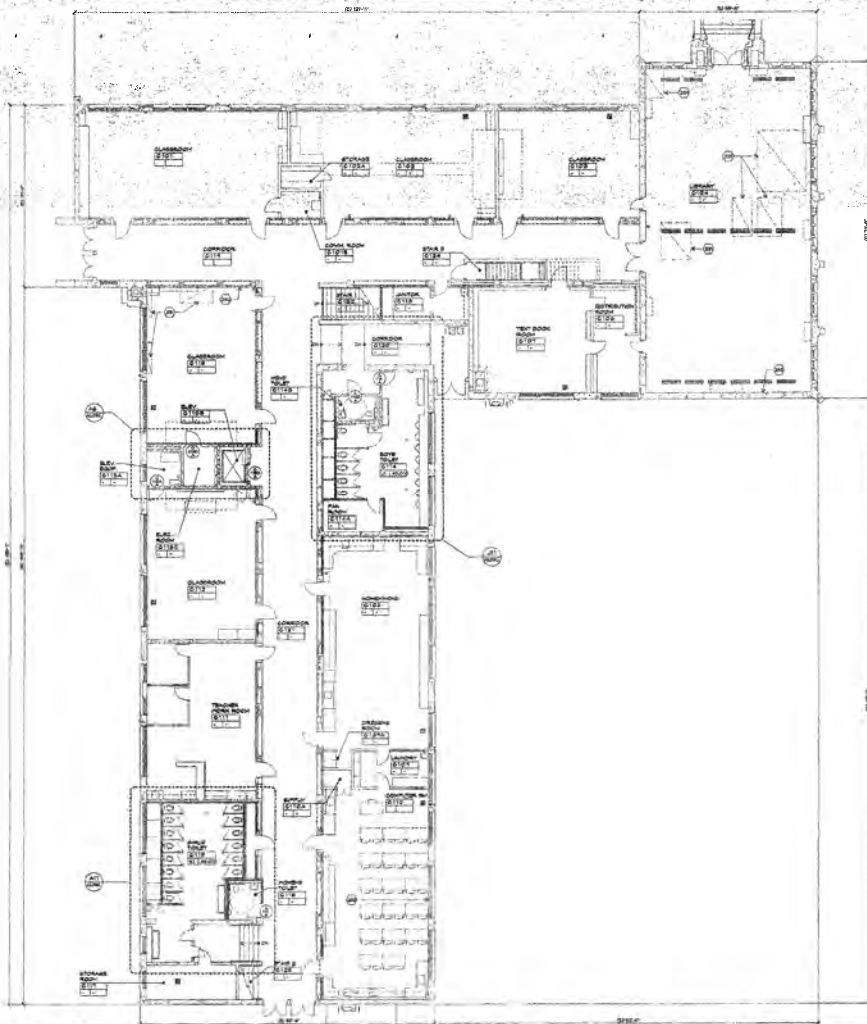
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PROJECT'S TITLE: BUILDING 6, FIRST FLOOR RENOVATION FLOOR PLAN

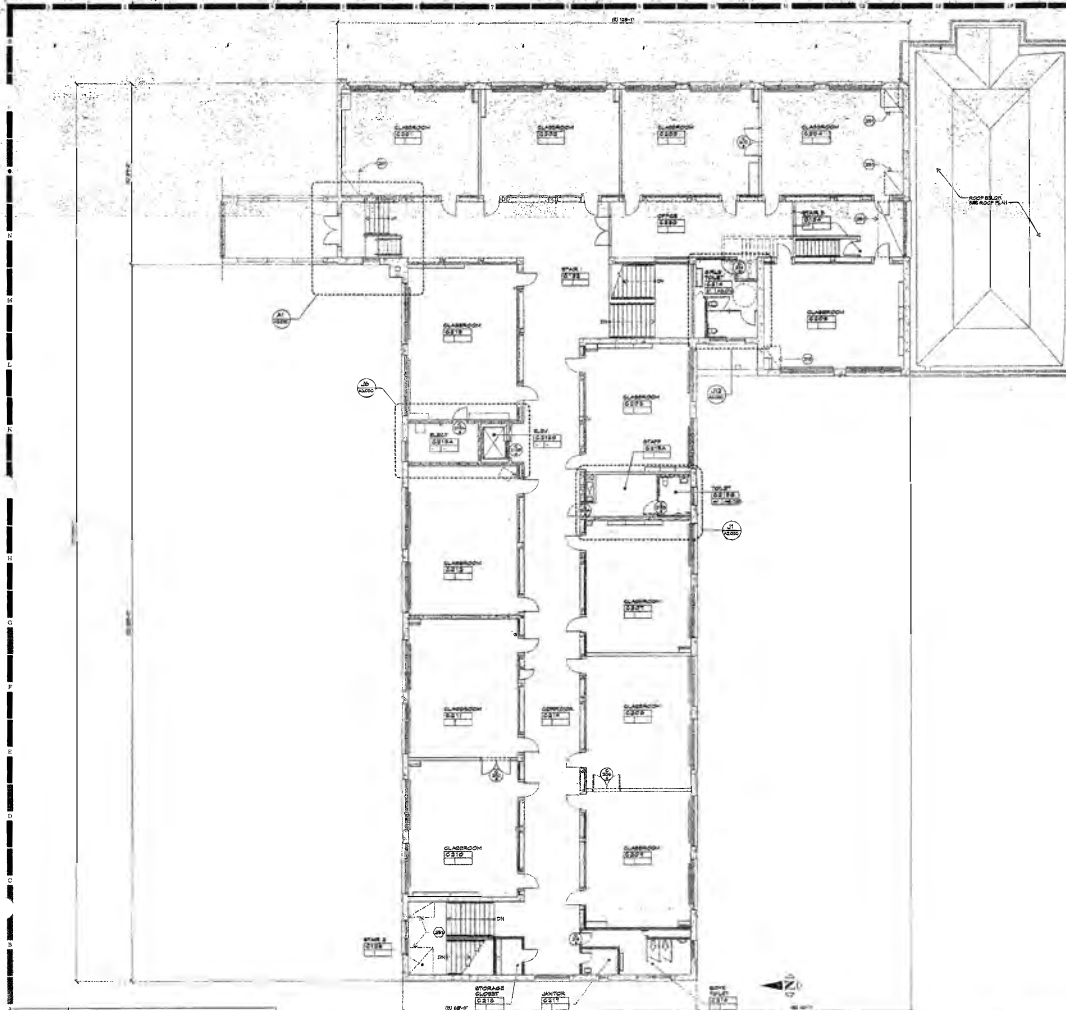
PROJECT'S NAME	DATE	PROJECT NO.	REVISION NO.
PROJECT'S NAME	DATE	PROJECT NO.	REVISION NO.
PROJECT'S NAME	DATE	PROJECT NO.	REVISION NO.
PROJECT'S NAME	DATE	PROJECT NO.	REVISION NO.

PROJECT'S NAME: A2.01-C

A1 BUILDING A, FIRST FLOOR RENOVATION FLOOR PLAN



[illegible]



A1 BUILDING C, SECOND FLOOR, REMODEL FLOOR PLAN

HMC HMC GROUP
Architectural - Interior - Planning
320 N. LAKE AVE., 1000
PASADENA, CALIFORNIA 91701
Telephone: 951-255-2871
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E-mail: hmc@hmcgroup.com

VANIR In association with
Pacific Service, Inc., and
Clarence J. Brownard & Associates, Inc.
140 N. Harbor Avenue, Suite 200, Pasadena, CA 91701-2000

Consultant's Task: _____
Consultant's Title: _____



PASADENA UNIFIED SCHOOL DISTRICT
MODERNIZATION AND RENOVATION PROJECTS
PHASE 1B: SELECTIVE MODERNIZATION
MAGNIFY K-5 SCHOOL
835 SOUTH OAK ROAD, AVE.
PASADENA, CA 91704

Revisions/Modifications: _____
Date: _____

Project Title: **BUILDING C, SECOND FLOOR REMODEL FLOOR PLAN**

Architect's Seal	Designed By	Checked By	Drawn By

A2.02-C

Appendix C:

Pre-Survey Questionnaire



BV Facility Condition Assessment: Pre-Survey Questionnaire

MCKINLEY K-8

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



BV Facility Condition Assessment: Pre-Survey Questionnaire

MCKINLEY K-8

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		Auditorium, Building A, B & C need to upgrade HVAC systems.
	Electrical		
	Elevator		
	Fire & Life Safety		



BV Facility Condition Assessment: Pre-Survey Questionnaire

MCKINLEY K-8

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

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

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



BV Facility Condition Assessment: Pre-Survey Questionnaire

MCKINLEY K-8

Are there any wall, window, basement or roof leaks?	
Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	
Are your elevators unreliable, with frequent service calls?	
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	



BV Facility Condition Assessment: Pre-Survey Questionnaire

MCKINLEY K-8

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



BV Facility Condition Assessment: Pre-Survey Questionnaire

MCKINLEY K-8

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

BV Facility Condition Assessment: Pre-Survey Questionnaire

MCKINLEY K-8



Plumbing

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



BV Facility Condition Assessment: Pre-Survey Questionnaire

MCKINLEY K-8

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		
	Electrical		
	Elevator		
	Fire & Life Safety		



BV Facility Condition Assessment: Pre-Survey Questionnaire

MCKINLEY K-8

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

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

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

BV Facility Condition Assessment: Pre-Survey Questionnaire



MCKINLEY K-8

Are there any wall, window, basement or roof leaks?	
Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	
Are your elevators unreliable, with frequent service calls?	
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	Remodel Restrooms in A, B and C Bldgs. Repipe A, B and C Bldg water supply Install new drinking fountains

BV Facility Condition Assessment: Pre-Survey Questionnaire



MCKINLEY K-8

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

BV Facility Condition Assessment: Pre-Survey Questionnaire



MCKINLEY K-8

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

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: McKinley School

BV Project Number: 154554.22R000 - 014.354

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



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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



ACCESSIBLE RAMP



CURB CUT

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



MAIN ENTRANCE



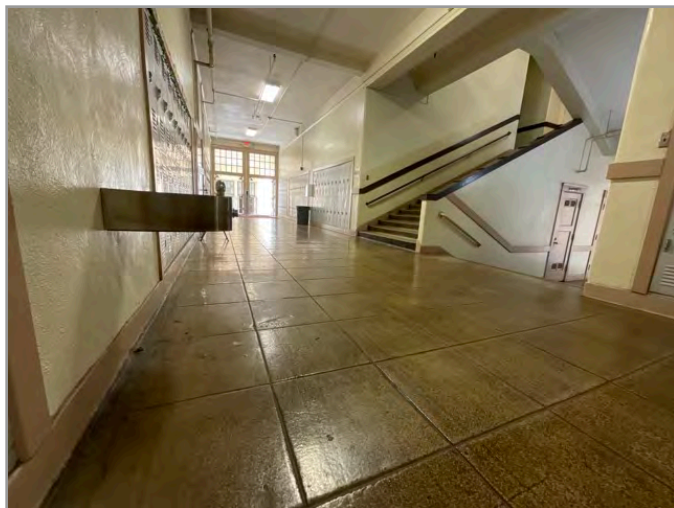
ADDITIONAL ENTRANCE

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 ?	✗			

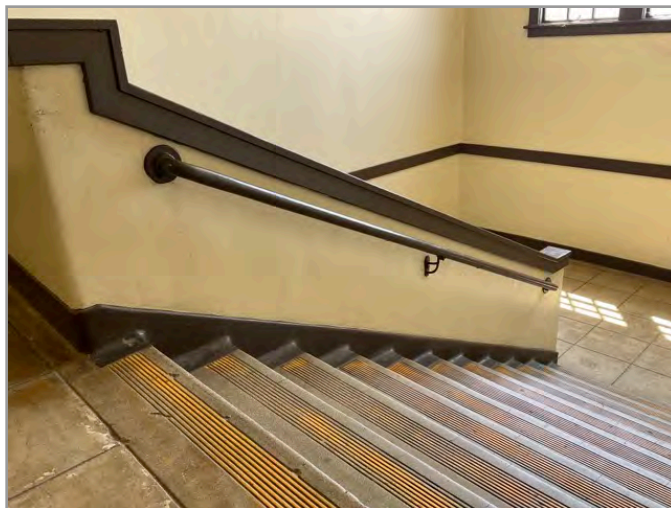
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



STAIR RAILS

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		✗		Second floors in A and C lack elevator or wheelchair lift access
2	Do accessible routes appear free of obstructions and/or protruding objects ?		✗		Protruding drinking fountains
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		Knob Hardware in most buildings
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			

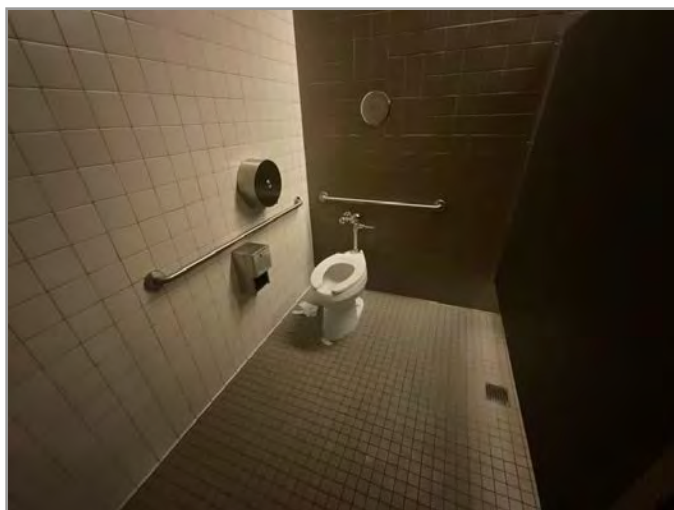
Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



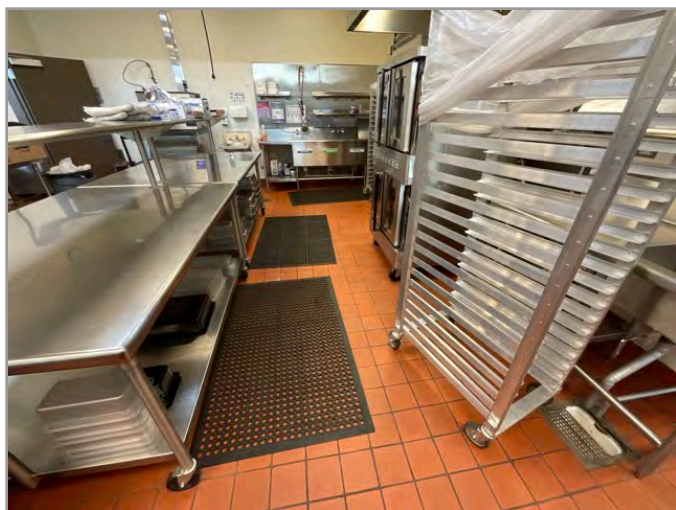
SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			Accessible restrooms in B portable, E, and G only. Restrooms in A and C are not accessible, though the first floor restrooms in A are marked as such.
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



OVEN WITH CONTROLS

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | McKinley School / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Corridors	Poor	Stairs, Concrete/Masonry, Interior, Repair	50 SF	0	3876318
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Paint	30,000 SF	5	3876328
B2010	Basement	Poor	Exterior Walls, Stucco, Repair	1,000 SF	0	3876276
B2020	Building Exterior	Fair	Window, Wood, 28-40 SF	100	15	3876282
B2050	Building Exterior	Fair	Exterior Door, Wood, any type, Refinish	6	3	3876267
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	26	20	3876251
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,600 SF	10	3876236
B3010	Roof	Fair	Roofing, Built-Up	15,100 SF	13	3876349
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	5,500 SF	25	3876367
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	850 SF	10	3876290
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	10	3876337
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	40 LF	33	3876240
B3060	Roof	Fair	Roof Skylight, per SF of glazing	160 SF	15	3876291
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	140	20	3876254
C1030	Throughout building	Poor	Door Hardware, School, per Door	53	1	3876346
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,000 SF	0	3876317
C1090	Restrooms	Fair	Toilet Partitions, Metal	30	10	3876323
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	546	10	3876284
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	5,000 SF	20	3876296
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	100,000 SF	3	3876230

Component Condition Report | McKinley School / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Nurse Office	Good	Flooring, Vinyl Sheeting	500 SF	10	3876310
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	15,000 SF	10	3876253
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	21,000 SF	5	3876345
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	20	3876355
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	3876333
C2030	Throughout building	Fair	Flooring, Wood, Strip	12,000 SF	20	3876315
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	50,000 SF	3	3876302
Plumbing						
D2010	A100	Fair	Sink/Lavatory, Service Sink, Laundry	1	15	3876336
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	3876257
D2010	Nurse Office	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	20	3876303
D2010	Boiler room	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	4	3876338
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	3876360
D2010	2F Boys Room	Fair	Urinal, Standard	3	15	3876331
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	8	3876292
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	54,460 SF	20	3876285
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	15	3876366
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	33	15	3876300
D2010	Restrooms	Fair	Urinal, Waterless	11	15	3876277
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	20	3876275
D2030	Roof	Fair	Supplemental Components, Drains, Roof	20	10	3876325
D2030	Boiler room	Fair	Pump, Sump [Inaccessible]	1	5	3876306
HVAC						
D3030	Registrar Office	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876313
D3030	A106	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876343

Component Condition Report | McKinley School / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	A108	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876286
D3030	A207	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876344
D3030	Nurse Office	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876261
D3030	A201	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876288
D3030	Boiler room	Fair	Split System Ductless, Single Zone, 3 TON [No tag/plate found]	1	8	3876260
D3030	A202	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876265
D3030	A212	Poor	Air Conditioner, Window/Thru-Wall	1	0	3876235
D3030	A205	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876231
D3030	A109	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876228
D3030	A105	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876294
D3030	Front Office	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876244
D3030	A214	Poor	Air Conditioner, Window/Thru-Wall	1	0	3876278
D3030	A213	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876281
D3030	A204	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876255
D3030	A208	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876293
D3030	A2-Staff Room	Poor	Air Conditioner, Window/Thru-Wall	1	0	3876308
D3030	A110	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876259
D3030	A105	Poor	Air Conditioner, Window/Thru-Wall	1	0	3876347
D3030	A210	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876295
D3030	Registrar Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876312
D3030	A211	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876361
D3030	A203	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876341
D3030	Principal Office	Poor	Air Conditioner, Window/Thru-Wall	1	0	3876264
D3030	A202	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876245
D3030	A210	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876258

Component Condition Report | McKinley School / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	A207	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876247
D3030	A208	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876263
D3030	A203	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876368
D3030	A212	Good	Air Conditioner, Window/Thru-Wall	1	3	3876234
D3030	A206	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876274
D3030	A100	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876365
D3030	Building exterior	Fair	Split System Ductless, Single Zone, 2 TON [No tag/plate found]	1	8	3876226
D3030	Parent Room	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876272
D3030	A201	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876319
D3030	A205	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876314
D3030	A206	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876320
D3030	Front Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876335
D3030	A100	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876273
D3030	Office Manager Office	Good	Air Conditioner, Window/Thru-Wall	1	9	3876250
D3030	Boiler room	Good	Split System Ductless, Single Zone, 2 TON [No tag/plate found]	1	12	3876351
D3030	Parent Room	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876233
D3030	A211	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876289
D3030	A213	Poor	Air Conditioner, Window/Thru-Wall	1	0	3876249
D3060	Operations Work Room	Fair	Exhaust Fan, Propeller, less than 0.25 HP Motor	1	10	3876327
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [Illegible]	1	3	3876304
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	54,460 SF	13	3876229
Electrical						
D5010	Electrical room	Fair	Uninterruptible Power Supply, UPS	1	7	3876248
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	22	3876298

Component Condition Report | McKinley School / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	20	3876297
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	22	3876269
D5020	Electrical room	Poor	Switchboard, 120/240 V [SWITCHBOARD P]	1	0	3876321
D5020	Electrical room	Good	Switchboard, 277/480 V [MSB-A]	1	32	3876238
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	54,460 SF	2	3876239
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	20	5	3876271
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	5	3876270
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	54,460 SF	10	3876266
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Auditorium	2,200 SF	10	3876358
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	54,460 SF	10	3876352
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	54,460 SF	10	3876279
D7050	Operations Work Room	Good	Fire Alarm Panel, Fully Addressable	1	10	3876256
Equipment & Furnishings						
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	10	3876316
E2010	Throughout building	Good	Casework, Cabinetry, Standard	1 LF	13	3876283
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Wood	700	10	3876324
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	10	3876227
Follow-up Studies						
P2030	Basement	Poor	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	1	0	3876241

Component Condition Report | McKinley School / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Component Condition Report | McKinley School / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	7,700 SF	5	3876738
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	35	15	3876754
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	17	20	3876747
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	17	20	3876745
Roofing						
B3010	Main roof	Fair	Roofing, Built-Up	7,000 SF	12	3876778
B3010	North roof	Failed	Roofing, Metal	1,150 SF	0	3876746
B3010	West roof	Fair	Roofing, Modified Bitumen	1,800 SF	10	3876743
B3010	South roof	Fair	Roofing, Clay/Concrete Tile	1,300 SF	25	3876784
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	13	20	3876773
C1030	Throughout building	Fair	Door Hardware, School, per Door	30	15	3876770
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,800 SF	20	3876753
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	18,000 SF	5	3876755
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	10	3876744
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,250 SF	5	3876769
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,400 SF	5	3876787
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	3876749
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,143 SF	20	3876777
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	3876775
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	3876765
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	7	3876789
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	3876776
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	3876786

Component Condition Report | McKinley School / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	B4	Fair	Unit Heater, Natural Gas, 76 to 125 MBH [No tag/plate found]	1	10	3876782
D3020	B4	Fair	Unit Heater, Natural Gas, 76 to 125 MBH [No tag/plate found]	1	10	3876742
D3020	B5	Fair	Unit Heater, Natural Gas, 76 to 125 MBH [No tag/plate found]	1	10	3876772
D3020	B5	Fair	Unit Heater, Natural Gas, 76 to 125 MBH [No tag/plate found]	1	10	3876791
D3030	B1	Fair	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	5	3876767
D3030	B3	Fair	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	5	3876783
D3030	B2	Good	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	7	3876788
D3030	B3	Fair	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	5	3876750
D3030	B4	Fair	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	3	3876790
D3030	B4	Fair	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	5	3876793
D3030	B1	Fair	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	3	3876768
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	9,143 SF	15	3876771
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3876764
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	9,143 SF	12	3876774
Electrical						
D5020	Building exterior	Good	Distribution Panel, 277/480 V [HB]	1	21	3876756
D5020	Building exterior	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [No tag/plate found]	1	23	3876762
D5020	Building exterior	Good	Distribution Panel, 120/208 V [No tag/plate found]	1	22	3876781
D5020	B1	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	6	3876739
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,143 SF	20	3876766
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,143 SF	10	3876759
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,143 SF	10	3876758

Component Condition Report | McKinley School / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	9,143 SF	10	3876792
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	9,143 SF	10	3876760
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Metal-Framed, Basic/Minimal	850 SF	15	3876741
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	3,300 SF	3	3876785
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 6" Depth	1,300 SF	8	3876751
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	3876757
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	3,300 SF	12	3876748
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	3876752

Component Condition Report | McKinley School / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	18,925 SF	5	3876836
B2020	Building Exterior	Fair	Window, Wood Historical, 28-40 SF, Restore	204	20	3876819
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	3876815
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing	6	10	3876883
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	13,100 SF	15	3876862
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	4,100 SF	25	3876863
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	75	20	3876848
C1030	Throughout building	Fair	Door Hardware, School, per Door	89	15	3876886

Component Condition Report | McKinley School / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	844	12	3876831
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	80,000 SF	5	3876868
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	5,000 SF	30	3876877
C2030	Throughout building	Fair	Flooring, Wood, Strip	6,000 SF	20	3876814
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	23,800 SF	10	3876838
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	3876825
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,400 SF	30	3876816
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	38,284 SF	5	3876884
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	10	10	3876843
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	20	3876813
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	10	3876856
D2010	Throughout building	Fair	Drinking Fountain, Exterior/Site, Economy Pedestal	1	3	3876828
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	5	3876878
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	20	3876812
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	38,284 SF	5	3876847
HVAC						
D3030	Library	Fair	Split System, Fan Coil Unit, DX	1	5	3876824
D3030	C222	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876820
D3030	C126	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876842
D3030	C221	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876849
D3030	C234	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876822
D3030	C123	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876829
D3030	C230	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876855
D3030	Library	Fair	Split System, Fan Coil Unit, DX	1	5	3876887

Component Condition Report | McKinley School / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	C224	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876888
D3030	C227	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876821
D3030	C128	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876852
D3030	C223	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876874
D3030	C226	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876881
D3030	C125	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876811
D3030	C120	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876854
D3030	C225	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876823
D3030	C228	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876806
D3030	C221	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876861
D3030	Library	Fair	Split System, Fan Coil Unit, DX	1	5	3876807
D3030	C121	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876817
D3030	Professional Development Library	Fair	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	5	3876885
D3030	Library	Fair	Split System, Fan Coil Unit, DX	1	5	3876810
D3030	C126	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876869
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	3876882
D3030	C220	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876827
D3030	C234	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876892
D3030	C122	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876832
D3030	C124	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876839
D3030	C229	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876804
D3030	C223	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876875
D3030	Library	Fair	Split System, Fan Coil Unit, DX	1	5	3876890
D3030	C222	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876841
D3030	C120	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876879

Component Condition Report | McKinley School / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	C230	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876808
D3030	C220	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876809
D3030	C225	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876859
D3030	C126	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876864
D3030	C120	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876867
D3030	C224	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876835
D3030	C122	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876891
D3030	C232	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876872
D3030	C229	Fair	Air Conditioner, Window/Thru-Wall	1	3	3876880
D3030	Library	Fair	Split System, Fan Coil Unit, DX	1	5	3876865
D3030	C125	Fair	Air Conditioner, Window/Thru-Wall	1	5	3876876
D3030	C124	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876860
D3030	C226	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876858
D3030	Library	Fair	Split System, Fan Coil Unit, DX	1	5	3876857
D3030	C121	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876833
D3030	C128	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876840
D3030	C123	Fair	Air Conditioner, Window/Thru-Wall	1	2	3876846
D3060	Building exterior	Fair	Exhaust Fan, Wall-Mounted, 24" Damper	1	10	3876834
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	38,284 SF	13	3876818
Electrical						
D5020	Building exterior	Good	Secondary Transformer, Dry, Stepdown, 225 KVA [TC]	1	21	3876870
D5020	Building exterior	Good	Distribution Panel, 120/208 V, 600 AMP [No tag/plate found]	1	22	3876830
D5020	Building exterior	Good	Switchboard, 277/480 V, 1200 AMP [No tag/plate found]	1	31	3876805
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	38,284 SF	20	3876844

Component Condition Report | McKinley School / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	5	3876873
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	10	5	3876850
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	38,284 SF	10	3876889
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	38,284 SF	10	3876837
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	38,284 SF	10	3876826
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	24	15	3876845

Component Condition Report | McKinley School / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Stucco	8,010 SF	43	3876913
B2020	Building Exterior	Good	Storefront, Glazing & Framing	480 SF	23	3876924
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	23	3876939
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	33	3876922
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	3,600 SF	43	3876918
B3010	Roof	Good	Roofing, Built-Up	8,450 SF	18	3876925
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	28	23	3876915
B3060	Roof	Good	Roof Hatch, Metal	1	23	3876941
Interiors						
C1030	D105	Good	Interior Door, Steel, Standard	1	33	3876928
C1030	Throughout building	Good	Door Hardware, School, per Door	17	23	3876904
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	18	3876932

Component Condition Report | McKinley School / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Utility closet	Good	Wall Finishes, Laminated Paneling (FRP)	100 SF	23	3876917
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	3	3876944
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	7,200 SF	8	3876938
Plumbing						
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,450 SF	33	3876908
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	28	3876935
D2010	Utility closet	Fair	Water Heater, Electric, Commercial, 30 to 80 GAL [No tag/plate found]	1	13	3876937
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	23	3876911
D2030	Roof	Good	Supplemental Components, Drains, Roof	8	33	3876910
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-D111]	1	8	3876946
D3050	D103 Mechanical Closet	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM [FC-D103]	1	18	3876921
D3050	D105 Mechanical Closet	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM [FC-D105]	1	13	3876931
D3050	D102 Mechanical Closet	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM [FC-D102]	1	18	3876902
D3050	D104 Mechanical Closet	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM [FC-D104]	1	18	3876945
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	8,450 SF	33	3876909
D3050	D101 Mechanical Closet	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM [FC-D101]	1	18	3876916
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	8,450 SF	23	3876943
D3060	Electrical room	Good	Exhaust Fan, Inline, 23" Damper, 2001 to 5000 CFM [EF-D01]	1	18	3876906
D3060	Electrical room	Good	Exhaust Fan, Inline, 23" Damper, 2001 to 5000 CFM [EF-D102]	1	18	3876940
D3060	Utility closet	Good	Exhaust Fan, Inline, 23" Damper, 2001 to 5000 CFM [EF-D103]	1	18	3876936
D3060	Utility closet	Good	Exhaust Fan, Inline, 9" Damper, 100 to 1000 CFM [EF-D108]	1	18	3876914
D3060	Utility closet	Good	Exhaust Fan, Inline, 23" Damper, 2001 to 5000 CFM [EF-D104]	1	18	3876923
D3060	Electrical room	Good	Exhaust Fan, Inline, 9" Damper, 100 to 1000 CFM [EF-D112]	1	18	3876934
Fire Protection						

Component Condition Report | McKinley School / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	8,450 SF	18	3876933
Electrical						
D5010	Electrical room	Fair	Uninterruptible Power Supply, UPS, 2.2 KVA [INVD]	1	8	3876901
D5020	Electrical room	Good	Distribution Panel, 120/208 V, 400 AMP [LD]	1	23	3876926
D5020	Electrical room	Good	Distribution Panel, 277/480 V, 225 AMP [HD]	1	23	3876907
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA [TD from HD]	1	23	3876912
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,450 SF	33	3876929
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,450 SF	13	3876920
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,450 SF	13	3876947
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	8,450 SF	8	3876905
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,450 SF	13	3876942
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	1 LF	13	3876930
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	13	3876919

Component Condition Report | McKinley School / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	15,750 SF	3	3876968
B2020	Building Exterior	Good	Storefront, Glazing & Framing	500 SF	23	3876958
B2020	Concessions	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	13	3877009
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	33	3876991
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	23	3876952

Component Condition Report | McKinley School / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	1,800 SF	43	3876961
B3010	Roof	Good	Roofing, Built-Up	12,700 SF	18	3876982
B3060	Roof	Good	Roof Skylight, per SF of glazing	996 SF	23	3876976
B3060	Roof	Good	Roof Hatch, Metal	1	23	3876997
Interiors						
C1030	Throughout building	Good	Door Hardware, School, per Door	1	23	3877002
C1030	Throughout building	Good	Interior Door, Steel, Standard	1	33	3876998
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	33	3877001
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	5,000 SF	18	3876975
C1090	Restrooms	Fair	Toilet Partitions, Metal	1	13	3876957
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1	13	3876963
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	35,000 SF	3	3876966
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	33	3877013
C2030	Restrooms	Good	Flooring, Ceramic Tile	800 SF	33	3876954
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	600 SF	8	3876992
C2030	Throughout building	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,000 SF	10	3876986
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	7,250 SF	3	3877000
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	3	3876989
C2050	Lobby	Good	Ceiling Finishes, Metal	450 SF	43	3876959
Plumbing						
D2010	Locker Rooms	Good	Shower, Valve & Showerhead	6	23	3876995
D2010	Restrooms	Good	Urinal, Standard	1	23	3876955
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	28	3877006
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	23	3876948

Component Condition Report | McKinley School / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	3876979
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	23	3876996
D2010	Concessions	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	23	3876974
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	8	3876369
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	14,750 SF	33	3877010
D2030	Throughout building	Good	Plumbing System, Rain Water Drainage, High Density	14,750 SF	33	3877007
D2030	Roof	Good	Supplemental Components, Drains, Roof	14	33	3876964
HVAC						
D3030	Roof	Fair	Split System Ductless, Multi Zone, per 1 to 2 TON FCU [CU-E108]	1	8	3876983
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MUA-E113]	1	13	3876984
D3050	Roof	Fair	Air Handler, Exterior AHU	1	13	3876951
D3050	Roof	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM [AH-E102]	1	13	3876971
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	14,750 SF	23	3876981
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MUA-E125]	1	13	3876999
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	14,750 SF	33	3876985
D3050	Roof	Good	Air Handler, Exterior AHU, 6001 to 8000 CFM [AH-E101A]	1	13	3877005
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	1	3	3876977
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [EF-E103]	1	18	3876980
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-E125]	1	13	3876970
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-E113]	1	13	3876956
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-E105]	1	13	3877003
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	14,750 SF	18	3876953
Electrical						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [TE]	1	23	3877011

Component Condition Report | McKinley School / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Good	Distribution Panel, 277/480 V, 225 AMP [HE]	1	23	3876965
D5030	AH-E101B	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-E101B Supply Fan]	1	13	3876987
D5030	AH-E101A	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-E101A Supply Fan]	1	13	3876973
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,750 SF	33	3876988
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	14,750 SF	13	3877008
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	11	3	3876950
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	14,750 SF	13	3876993
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	14,750 SF	8	3876978
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	14,750 SF	13	3876994
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	14,750 SF	8	3876967
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	1 LF	13	3876949
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat)	684	13	3877004
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	18	3876960
G2050	Gymnasium	Good	Sports Apparatus, Scoreboard, Electronic Standard	2	18	3876990
Sitework						
G2060	Site	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	2	18	3876962
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	1	13	3876969

Component Condition Report | McKinley School / B Portable Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,334 SF	6	3877052

Component Condition Report | McKinley School / B Portable Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	3	36	3877042
Roofing						
B3010	Roof	Good	Roofing, Metal	536 SF	36	3877053
Interiors						
C1030	Throughout building	Good	Door Hardware, School, per Door	3	26	3877050
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile Fiberglass	500 SF	21	3877045
C1090	Restrooms	Good	Toilet Partitions, Metal	6	16	3877047
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	1,340 SF	26	3877057
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	500 SF	11	3877051
Plumbing						
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	500 SF	36	3877044
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	26	3877054
D2010	Restrooms	Good	Urinal, Standard	2	26	3877049
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	26	3877058
HVAC						
D3060	Restrooms	Good	Exhaust Fan, Residential Bathroom	2	11	3877048
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	500 SF	36	3877046
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	500 SF	16	3877056
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	500 SF	16	3877043
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	16	3877055

Component Condition Report | McKinley School / B6

Component Condition Report McKinley School / B6				Quantity	RUL	ID
UF L3 Code	Location	Condition	Asset/Component/Repair			
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	2,160 SF	5	3877074
B2020	Building Exterior	Fair	Window, Ribbon/Banded Style, Aluminum-Framed (by SF)	240 SF	15	3877068
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	12	3877080
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	5	3877073
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	2,000 SF	10	3877060
B3010	Roof	Fair	Roofing, Metal	50 SF	10	3877076
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	10	3877063
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	7	15	3877062
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	20	3877064
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,830 SF	5	3877078
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	5	3877071
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,830 SF	5	3877072
HVAC						
D3030	B6	Poor	Air Conditioner, Window/Thru-Wall	1	0	3877079
D3030	B6	Poor	Air Conditioner, Window/Thru-Wall	1	0	3877070
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,830 SF	15	3877061
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,830 SF	10	3877065
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,830 SF	10	3877066
Sitework						

Component Condition Report | McKinley School / B6

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Building exterior	Good	Irrigation System, Control Panel	1	11	3877077
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	5	3877075

Component Condition Report | McKinley School / G - Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Stucco	4,500 SF	43	3892540
B2020	Building Exterior	Good	Storefront, Glazing & Framing	200 SF	23	3892626
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	23	3892593
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	7	33	3892538
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	23	3892557
Roofing						
B3010	Roof - Lunch Shade Structure	Good	Roofing, Metal	6,000 SF	33	3892601
B3010	Roof	Good	Roofing, Built-Up	3,600 SF	18	3892580
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	190 LF	13	3892614
B3060	Roof	Good	Roof Hatch, Metal	1	23	3892574
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	7	23	3892573
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	4	33	3892624
C1030	Throughout building	Good	Door Hardware, School, per Door	1	23	3892550
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1	13	3892629
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	300 SF	33	3892566
C2010	Throughout building	Good	Wall Finishes, Laminated Paneling (FRP)	1,600 SF	23	3892582
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	3	3892606

Component Condition Report | McKinley School / G - Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Good	Flooring, Ceramic Tile	2,000 SF	33	3892605
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	50 SF	3	3892570
Plumbing						
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	8	3892556
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	23	3892554
D2010	Roof	Good	Backflow Preventer, Domestic Water	1	23	3892616
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	3	23	3892577
D2010	Chiller Room	Good	Pump Station, Duplex Mounted [CHWP-1/CHWP-2]	1	18	3892558
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	23	3892613
D2010	Boiler room	Good	Pump Station, Duplex Mounted	1	18	3892615
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	28	3892552
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,900 SF	33	3892529
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	23	3892559
D2030	Roof	Good	Supplemental Components, Drains, Roof	9	33	3892618
D2030	Throughout building	Good	Plumbing System, Rain Water Drainage, Low Density	2,900 SF	33	3892621
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-2]	1	23	3892563
D3020	Chiller Room	Good	Boiler Supplemental Components, Expansion Tank	1	33	3892567
D3020	Chiller Room	Good	Boiler Supplemental Components, Expansion Tank	1	33	3892544
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-1]	1	23	3892531
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON [CU-305]	1	8	3892620
D3030	Chiller Room	Good	Chiller, Water-Cooled [C-1]	1	18	3892608
D3030	Cooling Tower Enclosure	Good	Cooling Tower, Open Circuit , 301 to 500 TON [CT-1]	1	18	3892603
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON [CU-308]	1	8	3892587
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON [No tag/plate found]	1	8	3892598

Component Condition Report | McKinley School / G - Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Cooling Tower Enclosure	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-2]	1	18	3892589
D3050	Cooling Tower Enclosure	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	18	3892586
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	2,900 SF	33	3892548
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	2,900 SF	23	3892578
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MUA-E303]	1	13	3892619
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	13	3892542
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [EF-E310]	1	18	3892537
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-304]	1	18	3892625
D3060	Serving Line	Fair	Supplemental Components, Air Curtain, 8' Wide Heated	1	13	3892571
D3060	Serving Line	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	13	3892551
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-E303]	1	13	3892555
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper, 1001 to 2000 CFM [EF-E309A]	1	13	3892561
D3060	Serving Line	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	13	3892539
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper, 1001 to 2000 CFM [EF-E309B]	1	13	3892530
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-KH]	1	13	3892564
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [No tag/plate found]	1	13	3892610
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	4 LF	13	3892607
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	2,900 SF	18	3892546
Electrical						
D5010	Electrical room	Fair	Uninterruptible Power Supply, UPS	1	7	3892585
D5020	Electrical room	Good	Switchboard, 277/480 V	1	33	3892575
D5020	Chiller Room	Good	Secondary Transformer, Dry, Harmonic Filter	1	23	3892532
D5020	Electrical room	Good	Switchboard, 120/208 V	1	33	3892617
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	23	3892604

Component Condition Report | McKinley School / G - Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Cooling Tower Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [CT-1]	1	13	3892541
D5030	Cooling Tower Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-1]	1	13	3892528
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,900 SF	33	3892572
D5030	Cooling Tower Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [CT-2]	1	13	3892600
D5030	Cooling Tower Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-2]	1	13	3892591
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,900 SF	13	3892627
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,900 SF	13	3892549
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,900 SF	8	3892611
D7050	Chiller Room	Fair	Leak Detection & Monitoring System, HVAC Refrigerants	1	7	3892599
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,900 SF	13	3892596
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	2,900 SF	8	3892628
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	3892568
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	3892592
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	3892584
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	8	3892536
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	3892562
E1030	Serving Line	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	3892533
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	8	3892612
E1030	Serving Line	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	3892595
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	3892602
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	3892588
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	3892565
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	3892535

Component Condition Report | McKinley School / G - Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	3892609
E1030	Serving Line	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	3892590
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	3892581
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Pass-Through	1	8	3892545
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	3892543
E1030	Serving Line	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	3892560
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	8	3892553
E1030	Serving Line	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	3892576
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	8	3892579
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	8	3892569
Sitework						
G2060	"Range"	Fair	Picnic Table, Metal Powder-Coated	48	13	3892534
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	13	3892622

Component Condition Report | McKinley School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	5	3876350
Electrical						
D5020	Site Electrical and Trash Enclosure	Good	Switchboard, 277/480 V [MSB]	1	32	3876357
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	108	10	3876262
Pedestrian Plazas & Walkways						
G2010	Service Driveway	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	1,500 SF	1	3876329
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,000 SF	2	3876354

Component Condition Report | McKinley School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking lot	Good	Parking Lots, Pavement, Concrete	3,500 SF	42	3876364
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,000 SF	10	3876359
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	4	10	3876246
G2050	Site	Poor	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	12,000 SF	1	3876332
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	18,000 SF	10	3876309
G2050	Central Playground	Good	Playfield Surfaces, Chips Rubber, 6" Depth	3,300 SF	10	3876311
G2050	Central Playground	Good	Play Structure, Swing Set, 4 Seats	1	15	3876232
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	18,000 SF	2	3876243
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	6	15	3876305
G2050	Central Playground	Fair	Play Structure, Multipurpose, Large	1	10	3876353
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	15	3876299
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	7	12	3876307
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	160 LF	32	3876356
G2060	Site Bike Enclosure	Good	Bike Rack, Fixed Single Loop	25	5	3876242
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	1,200 LF	32	3876348
G2060	Sports courts	Fair	Fences & Gates, Fence, Chain Link 8'	2,045 LF	30	3876237
G2060	Pump Station	Fair	Decorative Fountains, Circulation Pump, 5 HP [No tag/plate found]	1	13	3876322
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	3876268
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	130,000 SF	10	3876252
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	7	15	3876334
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	3876287

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/8/2022

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
McKinley School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
McKinley School / A	\$123,379	\$23,758	\$157,152	\$389,123	\$2,327	\$590,423	\$0	\$12,846	\$21,638	\$3,123	\$1,814,448	\$0	\$7,446	\$950,466	\$0	\$1,178,988	\$0	\$0	\$0	\$7,822	\$2,118,382	\$7,401,320
McKinley School / B	\$16,266	\$0	\$0	\$32,439	\$0	\$147,981	\$7,795	\$7,493	\$14,589	\$0	\$278,088	\$0	\$185,113	\$11,640	\$0	\$436,075	\$0	\$5,215	\$2,751	\$0	\$211,975	\$1,357,418
McKinley School / C	\$0	\$0	\$80,336	\$38,758	\$0	\$1,032,233	\$0	\$0	\$0	\$0	\$739,715	\$0	\$762,584	\$116,419	\$0	\$996,481	\$0	\$0	\$1,297	\$0	\$2,502,510	\$6,270,332
McKinley School / D	\$0	\$0	\$0	\$14,267	\$0	\$0	\$0	\$0	\$90,964	\$0	\$0	\$0	\$0	\$181,854	\$0	\$0	\$0	\$0	\$421,093	\$0	\$0	\$708,177
McKinley School / E	\$0	\$0	\$0	\$168,846	\$0	\$0	\$0	\$0	\$105,815	\$0	\$17,546	\$0	\$0	\$1,416,790	\$0	\$0	\$0	\$0	\$500,630	\$0	\$23,581	\$2,233,207
McKinley School / B Portable Restroom	\$0	\$0	\$0	\$0	\$0	\$0	\$5,199	\$0	\$0	\$0	\$0	\$6,024	\$0	\$0	\$0	\$0	\$23,835	\$0	\$0	\$0	\$0	\$35,059
McKinley School / B6	\$6,310	\$0	\$0	\$0	\$0	\$45,375	\$0	\$0	\$0	\$0	\$41,270	\$7,530	\$2,172	\$0	\$0	\$58,980	\$0	\$0	\$0	\$0	\$33,504	\$195,141
McKinley School / G - Kitchen	\$0	\$0	\$0	\$41,730	\$0	\$0	\$0	\$66,905	\$147,748	\$0	\$0	\$0	\$0	\$303,647	\$0	\$0	\$0	\$0	\$1,215,450	\$0	\$0	\$1,775,480
McKinley School / Site	\$0	\$26,055	\$17,141	\$0	\$0	\$13,496	\$0	\$19,871	\$0	\$0	\$630,434	\$27,109	\$41,495	\$9,746	\$0	\$109,162	\$0	\$26,705	\$0	\$0	\$0	\$921,214
Grand Total	\$145,955	\$49,812	\$254,630	\$685,162	\$2,327	\$1,829,507	\$12,994	\$107,115	\$380,754	\$3,123	\$3,521,502	\$40,663	\$998,809	\$2,990,562	\$0	\$2,779,686	\$23,835	\$31,920	\$2,141,220	\$7,822	\$4,889,951	\$20,897,349

McKinley School

McKinley School / A

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B1080	Corridors	3876318	Stairs, Concrete/Masonry, Interior, Repair		0	0	0	50	SF	\$32.64	\$1,632	\$1,632																					\$1,632
B2010	Basement	3876276	Exterior Walls, Stucco, Repair		0	0	0	1000	SF	\$21.76	\$21,760	\$21,760																					\$21,760
B2010	Building Exterior	3876328	Exterior Walls, Stucco, Paint		10	5	5	30000	SF	\$4.90	\$146,880					\$146,880										\$146,880							\$293,760
B2020	Building Exterior	3876282	Window, Wood, 28-40 SF, Replace		30	15	15	100	EA	\$1,740.80	\$174,080															\$174,080							\$174,080
B2050	Building Exterior	3876267	Exterior Door, Wood, any type, Refinish		10	7	3	6	EA	\$163.20	\$979				\$979										\$979								\$1,958
B2050	Building Exterior	3876251	Exterior Door, Steel, Standard, Replace		40	20	20	26	EA	\$652.80	\$16,973																			\$16,973			\$16,973
B3010	Roof	3876290	Roofing, Asphalt Shingle, 20-Year Standard, Replace		20	10	10	850	SF	\$4.13	\$3,514											\$3,514											\$3,514
B3010	Roof	3876236	Roofing, Modified Bitumen, Replace		20	10	10	2600	SF	\$10.88	\$28,288											\$28,288											\$28,288
B3010	Roof	3876349	Roofing, Built-Up, Replace		25	12	13	15100	SF	\$15.23	\$230,003														\$230,003								\$230,003
B3020	Roof	3876337	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	10	10	500	LF	\$9.79	\$4,896											\$4,896											\$4,896
B3060	Roof	3876291	Roof Skylight, per SF of glazing, Replace		30	15	15	160	SF	\$54.40	\$8,704																\$8,704						\$8,704
C1030	Throughout building	3876254	Interior Door, Wood, Solid-Core, Replace		40	20	20	140	EA	\$761.60	\$106,624																			\$106,624			\$106,624
C1030	Throughout building	3876346	Door Hardware, School, per Door, Replace		30	29	1	53	EA	\$435.20	\$23,066		\$23,066																				\$23,066
C1070	Throughout building	3876317	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	25	0	5000	SF	\$3.81	\$19,040	\$19,040																					\$19,040
C1090	Restrooms	3876323	Toilet Partitions, Metal, Replace		20	10	10	30	EA	\$924.80	\$27,744											\$27,744											\$27,744
C1090	Throughout building	3876284	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	10	10	546	EA	\$544.00	\$297,024											\$297,024											\$297,024
C2010	Restrooms	3876296	Wall Finishes, Ceramic Tile, Replace		40	20	20	5000	SF	\$19.58	\$97,920																			\$97,920			\$97,920
C2010	Throughout building	3876230	Wall Finishes, any surface, Prep & Paint		10	7	3	100000	SF	\$1.63	\$163,200			\$163,200								\$163,200											\$326,400
C2030	Throughout building	3876345	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	5	5	21000	SF	\$13.06	\$274,176					\$274,176										\$274,176							\$548,352
C2030	Restrooms	3876355	Flooring, Ceramic Tile, Replace		40	20	20	1000	SF	\$19.58	\$19,584																			\$19,584			\$19,584
C2030	Throughout building	3876315	Flooring, Wood, Strip, Replace		30	10	20	12000	SF	\$16.32	\$195,840																			\$195,840			\$195,840
C2030	Nurse Office	3876310	Flooring, Vinyl Sheetling, Replace		15	5	10	500	SF	\$7.62	\$3,808											\$3,808											\$3,808
C2030	Throughout building	3876253	Flooring, Vinyl Tile (VCT), Replace		15	5	10	15000	SF	\$5.44	\$81,600											\$81,600											\$81,600
C2030	Throughout building	3876333	Flooring, Carpet, Commercial Standard, Replace		10	5	5	6000	SF	\$8.16	\$48,960					\$48,960										\$48,960							\$97,920
C2050	Throughout building	3876302	Ceiling Finishes, any flat surface, Prep & Paint		10	7	3	50000	SF	\$2.18	\$108,800				\$108,800							\$108,800											\$217,600
D2010	Boiler room	3876338	Water Heater, Gas, Residential, Replace		15	11	4	1	EA	\$2,067.20	\$2,067					\$2,067														\$2,067			\$4,134
D2010	Throughout building	3876285	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	54460	SF	\$11.97	\$651,777																			\$651,777			\$651,777
D2010	Throughout building	3876292	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	7	8	4	EA	\$1,305.60	\$5,222									\$5,222													\$5,222
D2010	Utility closet	3876257	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	25	10	1	EA	\$1,523.20	\$1,523										\$1,523												\$1,523
D2010	A100	3876336	Sink/Lavatory, Service Sink, Laundry, Replace		30	15	15	1	EA	\$979.20	\$979															\$979							\$979
D2010	2F Boys Room	3876331	Urinal, Standard, Replace		30	15	15	3	EA	\$1,196.80	\$3,590															\$3,590							\$3,590
D2010	Restrooms	3876366	Sink/Lavatory, Trough Style, Solid Surface, Replace		30	15	15	4	EA	\$2,720.00	\$10,880															\$10,880							\$10,880
D2010	Restrooms	3876300	Toilet, Commercial Water Closet, Replace		30	15	15	33	EA	\$1,414.40	\$46,675															\$46,675							\$46,675
D2010	Restrooms	3876277	Urinal, Waterless, Replace		30	15	15	11	EA	\$652.80	\$7,181															\$7,181							\$7,181
D2010	Nurse Office	3876303	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	10	20	1	EA	\$1,196.80	\$1,197																			\$1,197			\$1,197
D2010	Throughout building	3876360	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	10	20	4	EA	\$1,632.00	\$6,528																			\$6,528			\$6,528
D2010	Throughout building	3876275	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	10	20	3	EA	\$1,305.60	\$3,917																			\$3,917			\$3,917
D2030	Boiler room	3876306	Pump, Sump, Replace		15	10	5	1	EA	\$4,645.76	\$4,646					\$4,646														\$4,646			\$9,292
D2030	Roof	3876325	Supplemental Components, Drains, Roof, Replace		40	30	10	20	EA	\$700.67	\$14,013											\$14,013											\$14,013
D3030	A212	3876235	Air Conditioner, Window/Thru-Wall, Replace		10	10	0	1	EA	\$3,155.20	\$3,155	\$3,155													\$3,155					\$3,155			\$9,466
D3030	A214	3876278	Air Conditioner, Window/Thru-Wall, Replace		10	10	0	1	EA	\$3,155.20	\$3,155	\$3,155													\$3,155					\$3,155			\$9,466

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		
D3030	A2-Staff Room	3876308	Air Conditioner, Window/Thru-Wall, Replace	10	10	0	1	EA	\$3,155.20	\$3,155	\$3,155											\$3,155										\$3,155	\$9,466		
D3030	A105	3876347	Air Conditioner, Window/Thru-Wall, Replace	10	10	0	1	EA	\$3,155.20	\$3,155	\$3,155											\$3,155										\$3,155	\$9,466		
D3030	Principal Office	3876264	Air Conditioner, Window/Thru-Wall, Replace	10	10	0	1	EA	\$3,155.20	\$3,155	\$3,155											\$3,155										\$3,155	\$9,466		
D3030	A213	3876249	Air Conditioner, Window/Thru-Wall, Replace	10	10	0	1	EA	\$3,155.20	\$3,155	\$3,155											\$3,155										\$3,155	\$9,466		
D3030	Registrar Office	3876313	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$2,393.60	\$2,394				\$2,394											\$2,394								\$4,787		
D3030	A106	3876343	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A108	3876286	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A207	3876344	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	Nurse Office	3876261	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A201	3876288	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A202	3876265	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A205	3876231	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$2,393.60	\$2,394				\$2,394											\$2,394								\$4,787		
D3030	A109	3876228	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A105	3876294	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	Front Office	3876244	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A213	3876281	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A204	3876255	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A208	3876293	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A110	3876259	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A203	3876341	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A202	3876245	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A207	3876247	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A208	3876263	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A212	3876234	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A206	3876274	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A100	3876365	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	Parent Room	3876272	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A100	3876273	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	Parent Room	3876233	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A211	3876289	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155								\$6,310		
D3030	A210	3876295	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155											\$3,155							\$6,310	
D3030	Registrar Office	3876312	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$2,393.60	\$2,394						\$2,394											\$2,394							\$4,787	
D3030	A211	3876361	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155											\$3,155							\$6,310	
D3030	A210	3876258	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155											\$3,155							\$6,310	
D3030	A203	3876368	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155											\$3,155							\$6,310	
D3030	A201	3876319	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155											\$3,155							\$6,310	
D3030	A205	3876314	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155											\$3,155							\$6,310	
D3030	A206	3876320	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155											\$3,155							\$6,310	
D3030	Front Office	3876335	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155											\$3,155							\$6,310	
D3030	Boiler room	3876260	Split System Ductless, Single Zone, 3 TON, Replace	15	7	8	1	EA	\$6,636.80	\$6,637										\$6,637														\$6,637	
D3030	Building exterior	3876226	Split System Ductless, Single Zone, 2 TON, Replace	15	7	8	1	EA	\$5,222.40	\$5,222											\$5,222													\$5,222	
D3030	Office Manager Office	3876250	Air Conditioner, Window/Thru-Wall, Replace	10	1	9	1	EA	\$2,393.60	\$2,394												\$2,394									\$2,394			\$4,787	
D3030	Boiler room	3876351	Split System Ductless, Single Zone, 2 TON, Replace	15	3	12	1	EA	\$5,222.40	\$5,222													\$5,222											\$5,222	
D3060	Roof	3876304	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	\$2,611.20	\$2,611				\$2,611																				\$2,611	
D3060	Operations Work Room	3876327	Exhaust Fan, Propeller, less than 0.25 HP Motor, Replace	20	10	10	1	EA	\$544.00	\$544												\$544												\$544	
D4010	Throughout building	3876229	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	54460	SF	\$1.16	\$63,400															\$63,400									\$63,400	
D5010	Electrical room	3876248	Uninterruptible Power Supply, UPS, Replace	15	8	7	1	EA	\$10,444.80	\$10,445									\$10,445															\$10,445	
D5020	Electrical room	3876321	Switchboard, 120/240 V, Replace	40	40	0	1	EA	\$54,400.00	\$54,400	\$54,400																							\$54,400	
D5020	Electrical room	3876297	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$48,960.00	\$48,960																						\$48,960		\$48,960	
D5030	Throughout building	3876239	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	54460	SF	\$2.72	\$148,131			\$148,131																					\$148,131	
D5040	Throughout building	3876271	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	5	5	20	EA	\$326.40	\$6,528						\$6,528											\$6,528							\$13,056	
D5040	Throughout building	3876270	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	2	EA	\$239.36	\$479						\$479												\$479							\$957
D5040	Throughout building	3876266	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	54460	SF	\$4.90	\$266,636												\$266,636												\$266,636	
D6030	Auditorium	3876358	Sound System, Auditorium, Replace	20	10	10	2200	SF	\$1.63	\$3,590												\$3,590												\$3,590	
D6060	Throughout building	3876352	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	54460	SF	\$1.80	\$97,767																								\$97,767	
D7050	Throughout building	3876279	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	10	10	54460	SF	\$3.26	\$177,757					</																				

Uniformat 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
Totals, Unescalated												\$123,379	\$23,066	\$148,131	\$356,102	\$2,067	\$509,304	\$0	\$10,445	\$17,082	\$2,394	\$1,350,120	\$0	\$5,222	\$647,221	\$0	\$756,748	\$0	\$0	\$0	\$4,461	\$1,172,897	\$5,128,637
Totals, Escalated (3.0% inflation, compounded annually)												\$123,379	\$23,758	\$157,152	\$389,123	\$2,327	\$590,423	\$0	\$12,846	\$21,638	\$3,123	\$1,814,448	\$0	\$7,446	\$950,466	\$0	\$1,178,988	\$0	\$0	\$0	\$7,822	\$2,118,382	\$7,401,320

McKinley School / B

Uniformat 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	3876738	Exterior Walls, Stucco, Prep & Paint		10	5	5	7700	SF	\$4.90	\$37,699						\$37,699										\$37,699						\$75,398
B2020	Building Exterior	3876754	Window, Steel, 28-40 SF, Replace		30	15	15	35	EA	\$2,502.40	\$87,584															\$87,584							\$87,584
B2050	Building Exterior	3876747	Exterior Door, Steel, Standard, Replace		40	20	20	17	EA	\$652.80	\$11,098																				\$11,098		\$11,098
B2050	Building Exterior	3876745	Exterior Door, Steel, Standard, Replace		40	20	20	17	EA	\$652.80	\$11,098																				\$11,098		\$11,098
B3010	North roof	3876746	Roofing, Metal, Replace		40	40	0	1150	SF	\$14.14	\$16,266	\$16,266																					\$16,266
B3010	West roof	3876743	Roofing, Modified Bitumen, Replace		20	10	10	1800	SF	\$10.88	\$19,584										\$19,584												\$19,584
B3010	Main roof	3876778	Roofing, Built-Up, Replace		25	13	12	7000	SF	\$15.23	\$106,624												\$106,624										\$106,624
C1030	Throughout building	3876773	Interior Door, Wood, Solid-Core, Replace		40	20	20	13	EA	\$761.60	\$9,901																				\$9,901		\$9,901
C1030	Throughout building	3876770	Door Hardware, School, per Door, Replace		30	15	15	30	EA	\$435.20	\$13,056															\$13,056							\$13,056
C1070	Throughout building	3876753	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	5	20	2800	SF	\$3.81	\$10,662																				\$10,662		\$10,662
C2010	Throughout building	3876755	Wall Finishes, any surface, Prep & Paint		10	5	5	18000	SF	\$1.63	\$29,376					\$29,376										\$29,376							\$58,752
C2030	Throughout building	3876744	Flooring, Vinyl Tile (VCT), Replace		15	5	10	500	SF	\$5.44	\$2,720										\$2,720												\$2,720
C2030	Throughout building	3876769	Flooring, Carpet, Commercial Standard, Replace		10	5	5	4250	SF	\$8.16	\$34,680					\$34,680										\$34,680							\$69,360
C2050	Throughout building	3876787	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	5400	SF	\$2.18	\$11,750					\$11,750										\$11,750							\$23,501
D2010	Throughout building	3876777	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	20	20	9143	SF	\$5.44	\$49,738																				\$49,738		\$49,738
D2010	Utility closet	3876776	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	30	5	1	EA	\$1,523.20	\$1,523					\$1,523																	\$1,523
D2010	Site	3876789	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace		15	8	7	1	EA	\$1,632.00	\$1,632							\$1,632															\$1,632
D2010	Building exterior	3876786	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	8	7	1	EA	\$1,305.60	\$1,306							\$1,306															\$1,306
D2010	Throughout building	3876749	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	1	EA	\$1,305.60	\$1,306															\$1,306							\$1,306
D2010	Throughout building	3876775	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	3	EA	\$1,632.00	\$4,896															\$4,896							\$4,896
D2010	Throughout building	3876765	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	3	EA	\$1,305.60	\$3,917															\$3,917							\$3,917
D3020	B4	3876782	Unit Heater, Natural Gas, 76 to 125 MBH, Replace		20	10	10	1	EA	\$5,984.00	\$5,984										\$5,984												\$5,984
D3020	B4	3876742	Unit Heater, Natural Gas, 76 to 125 MBH, Replace		20	10	10	1	EA	\$5,984.00	\$5,984										\$5,984												\$5,984
D3020	B5	3876772	Unit Heater, Natural Gas, 76 to 125 MBH, Replace		20	10	10	1	EA	\$5,984.00	\$5,984										\$5,984												\$5,984
D3020	B5	3876791	Unit Heater, Natural Gas, 76 to 125 MBH, Replace		20	10	10	1	EA	\$5,984.00	\$5,984										\$5,984												\$5,984
D3030	B4	3876790	Air Conditioner, Window/Thru-Wall, Replace		10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155									\$6,310
D3030	B1	3876768	Air Conditioner, Window/Thru-Wall, Replace		10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155									\$6,310
D3030	B1	3876767	Air Conditioner, Window/Thru-Wall, Replace		10	5	5	1	EA	\$3,155.20	\$3,155					\$3,155										\$3,155							\$6,310
D3030	B3	3876783	Air Conditioner, Window/Thru-Wall, Replace		10	5	5	1	EA	\$3,155.20	\$3,155					\$3,155										\$3,155							\$6,310
D3030	B3	3876750	Air Conditioner, Window/Thru-Wall, Replace		10	5	5	1	EA	\$3,155.20	\$3,155					\$3,155										\$3,155							\$6,310
D3030	B4	3876793	Air Conditioner, Window/Thru-Wall, Replace		10	5	5	1	EA	\$3,155.20	\$3,155					\$3,155										\$3,155							\$6,310
D3030	B2	3876788	Air Conditioner, Window/Thru-Wall, Replace		10	3	7	1	EA	\$3,155.20	\$3,155							\$3,155								\$3,155			\$3,155				\$6,310
D3050	Building exterior	3876764	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$21,760.00	\$21,760				\$21,760																		\$21,760
D3050	Throughout building	3876771	HVAC System, Ductwork, Low Density, Replace		30	15	15	9143	SF	\$2.18	\$19,895															\$19,895							\$19,895
D4010	Throughout building	3876774	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	13	12	9143	SF	\$1.16	\$10,644												\$10,644										\$10,644
D5020	B1	3876739	Secondary Transformer, Dry, Stepdown, Replace		30	24	6	1	EA	\$6,528.00	\$6,528						\$6,528																\$6,528
D5030	Throughout building	3876766	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	9143	SF	\$2.72	\$24,869																				\$24,869		\$24,869
D5040	Throughout building	3876759	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	9143	SF	\$4.90	\$44,764										\$44,764												\$44,764
D6060	Throughout building	3876758	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	10	10	9143	SF	\$1.80	\$16,414										\$16,414												\$16,414
D7030	Throughout building	3876792	Security/Surveillance System, Full System Installation, Average Density, Install		15	5	10	9143	SF	\$3.26	\$29,843										\$29,843												\$29,843
D7050	Throughout building	3876760	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade		20	10	10	9143	SF	\$3.26	\$29,843										\$29,843												\$29,843
F1020	Site	3876741	Shed/Gazebo/Shade Structure, Metal-Framed, Basic/Minimal, Replace		30	15	15	850	SF	\$27.20	\$23,120															\$23,120							\$23,120
G2050	Site	3876785	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe		5	2	3	3300	SF	\$0.49	\$1,616				\$1,616					\$1,616					\$1,616				\$1,616				\$6,463
G2050	Site	3876748	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay		25	13	12	3300	SF	\$3.81	\$12,566												\$12,566										\$12,566
G2050	Site	3876751	Playfield Surfaces, Chips Rubber, 6" Depth, Replace		15	7	8	1300	SF	\$7.62	\$9,901									\$9,901													\$9,901
G2050	Site	3876757	Play Structure, Multipurpose, Large, Replace		20	10	10	1	EA	\$38,080.00	\$38,080										\$38,080												\$38,080
G4050	Building exterior	3876752	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	2	EA	\$870.40	\$1,741										\$1,741												\$1,741
Totals, Unescalated												\$16,266	\$0	\$0	\$29,686	\$0	\$127,650	\$6,528	\$6,093	\$11,516	\$0	\$206,924	\$0	\$129,834	\$7,926	\$0	\$279,900	\$0	\$3,155	\$1,616	\$0	\$117,365	\$944,459
Totals, Escalated (3.0% inflation, compounded annually)												\$16,266	\$0	\$0	\$32,439	\$0	\$147,981	\$7,795	\$7,493	\$14,589	\$0	\$278,088	\$0	\$185,113	\$11,640	\$0	\$436,075	\$0	\$5,215	\$2,751	\$0	\$211,975	\$1,357,418

McKinley School / C

Uniformat 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	3876836	Exterior Walls, Stucco,		10	5	5	18925	SF	\$4.90	\$92,657						\$92,657										\$92,657						\$1,065,370
B2020	Building Exterior	3876819	Window, Wood Historical, 28-40 SF, Restore		30	10	20	204	EA	\$5,222.40	\$1,065,370																					\$1,065,370	\$1,065,370
B2050	Building Exterior	3876883	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace		25	15	10	6	EA	\$2,284.80	\$13,709											\$13,709										\$13,709	
B2050	Building Exterior	3876815	Exterior Door, Steel, Standard, Replace		40	20	20	8	EA	\$652.80	\$5,222																					\$5,222	\$5,222
B3010	Roof	3876862	Roofing, Built-Up, Replace		25	10	15	13100	SF	\$15.23	\$199,539																\$199,539						\$199,539

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		
C1030	Throughout building	3876848	Interior Door, Wood, Solid-Core, Replace	40	20	20	75	EA	\$761.60	\$57,120																					\$57,120	\$57,120		
C1030	Throughout building	3876886	Door Hardware, School, per Door, Replace	30	15	15	89	EA	\$435.20	\$38,733																\$38,733						\$38,733		
C1090	Throughout building	3876831	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	844	EA	\$544.00	\$459,136												\$459,136										\$459,136		
C2010	Throughout building	3876868	Wall Finishes, any surface, Prep & Paint	10	5	5	80000	SF	\$1.63	\$130,560						\$130,560										\$130,560							\$261,120	
C2030	Throughout building	3876814	Flooring, Wood, Strip, Replace	30	10	20	6000	SF	\$16.32	\$97,920																					\$97,920	\$97,920		
C2030	Throughout building	3876838	Flooring, Vinyl Tile (VCT), Replace	15	5	10	23800	SF	\$5.44	\$129,472											\$129,472											\$129,472		
C2030	Throughout building	3876825	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6000	SF	\$8.16	\$48,960						\$48,960										\$48,960							\$97,920	
C2050	Throughout building	3876884	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	38284	SF	\$2.18	\$83,306						\$83,306										\$83,306							\$166,612	
D2010	Throughout building	3876847	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	38284	SF	\$11.97	\$458,183						\$458,183																	\$458,183	
D2010	Throughout building	3876828	Drinking Fountain, Exterior/Site, Economy Pedestal, Replace	15	12	3	1	EA	\$761.60	\$762				\$762																	\$762		\$1,523	
D2010	Restrooms	3876878	Toilet, Commercial Water Closet, Replace	30	25	5	1	EA	\$1,414.40	\$1,414						\$1,414																	\$1,414	
D2010	Restrooms	3876843	Urinal, Standard, Replace	30	20	10	10	EA	\$1,196.80	\$11,968																							\$11,968	
D2010	Restrooms	3876856	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	20	10	4	EA	\$2,720.00	\$10,880											\$11,968												\$10,880	
D2010	Utility closet	3876813	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	2	EA	\$1,523.20	\$3,046																						\$3,046	\$3,046	
D2010	Throughout building	3876812	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	10	20	2	EA	\$1,196.80	\$2,394																							\$2,394	\$2,394
D3030	C225	3876823	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C221	3876861	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C121	3876817	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C126	3876869	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C220	3876827	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C234	3876892	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C122	3876832	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C124	3876839	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C229	3876804	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C223	3876875	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C222	3876841	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C120	3876879	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C220	3876809	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C225	3876859	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C126	3876864	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C120	3876867	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C224	3876835	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C122	3876891	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C232	3876872	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C124	3876860	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C226	3876858	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C121	3876833	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C128	3876840	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C123	3876846	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155									\$3,155										\$6,310	
D3030	C222	3876820	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C126	3876842	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C221	3876849	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C123	3876829	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C224	3876888	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C227	3876821	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C128	3876852	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C223	3876874	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C226	3876881	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C120	3876854	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	C229	3876880	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,155.20	\$3,155				\$3,155										\$3,155									\$6,310	
D3030	Library	3876824	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,264.00	\$3,264						\$3,264																\$3,264	\$6,528	
D3030	C234	3876822	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155										\$3,155							\$6,310	
D3030	C230	3876855	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155										\$3,155							\$6,310	
D3030	Library	3876887	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,264.00	\$3,264						\$3,264																	\$3,264	\$6,528
D3030	C125	3876811	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155										\$3,155							\$6,310	
D3030	C228	3876806	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155										\$3,155							\$6,310	
D3030	Library	3876807	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,264.00	\$3,264						\$3,264																		

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
D3030	Library		3876865	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,264.00	\$3,264						\$3,264															\$3,264	\$6,528
D3030	C125		3876876	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,155.20	\$3,155						\$3,155									\$3,155							\$6,310
D3030	Library		3876857	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,264.00	\$3,264						\$3,264															\$3,264	\$6,528
D3060	Building exterior		3876834	Exhaust Fan, Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	\$3,264.00	\$3,264											\$3,264											\$3,264
D4010	Throughout building		3876818	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	38284	SF	\$1.16	\$44,569														\$44,569								\$44,569
D5030	Throughout building		3876844	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	38284	SF	\$2.72	\$104,132																				\$104,132		\$104,132
D5040	Throughout building		3876873	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	2	EA	\$239.36	\$479						\$479										\$479						\$479
D5040	Throughout building		3876850	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	10	EA	\$239.36	\$2,394						\$2,394										\$2,394						\$2,394
D5040	Throughout building		3876889	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	38284	SF	\$4.90	\$187,438											\$187,438											\$187,438
D6060	Throughout building		3876837	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	38284	SF	\$1.80	\$68,727											\$68,727											\$68,727
D7050	Throughout building		3876826	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	10	10	38284	SF	\$3.26	\$124,959											\$124,959											\$124,959
G4050	Building exterior		3876845	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	24	EA	\$870.40	\$20,890															\$20,890							\$20,890
Totals, Unescalated												\$0	\$0	\$75,725	\$35,469	\$0	\$890,413	\$0	\$0	\$0	\$0	\$550,418	\$0	\$534,861	\$79,276	\$0	\$639,603	\$0	\$0	\$762	\$0	\$1,385,579	\$4,192,105
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$80,336	\$38,758	\$0	\$1,032,233	\$0	\$0	\$0	\$0	\$739,715	\$0	\$762,584	\$116,419	\$0	\$996,481	\$0	\$0	\$1,297	\$0	\$2,502,510	\$6,270,332

McKinley School / D

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
B3010	Roof		3876925	Roofing, Built-Up, Replace	25	7	18	8450	SF	\$15.23	\$128,710																				\$128,710		\$128,710
C1070	Throughout building		3876932	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	7	18	7200	SF	\$3.81	\$27,418																				\$27,418		\$27,418
C2010	Throughout building		3876944	Wall Finishes, any surface, Prep & Paint	10	7	3	8000	SF	\$1.63	\$13,056				\$13,056								\$13,056										\$26,112
C2030	Throughout building		3876938	Flooring, Vinyl Tile (VCT), Replace	15	7	8	7200	SF	\$5.44	\$39,168								\$39,168														\$39,168
D2010	Utility closet		3876937	Water Heater, Electric, Commercial, 30 to 80 GAL, Replace	20	7	13	1	EA	\$13,491.20	\$13,491												\$13,491										\$13,491
D3030	Roof		3876946	Split System Ductless, Single Zone, 1 TON, Replace	15	7	8	1	EA	\$3,808.00	\$3,808									\$3,808													\$3,808
D3050	D105 Mechanical Closet		3876931	Air Handler, Exterior AHU, 801 to 1200 CFM, Replace	20	7	13	1	EA	\$11,968.00	\$11,968												\$11,968										\$11,968
D3050	D103 Mechanical Closet		3876921	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	7	18	1	EA	\$16,320.00	\$16,320																				\$16,320		\$16,320
D3050	D102 Mechanical Closet		3876902	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	7	18	1	EA	\$16,320.00	\$16,320																				\$16,320		\$16,320
D3050	D104 Mechanical Closet		3876945	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	7	18	1	EA	\$16,320.00	\$16,320																				\$16,320		\$16,320
D3050	D101 Mechanical Closet		3876916	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	7	18	1	EA	\$16,320.00	\$16,320																				\$16,320		\$16,320
D3060	Electrical room		3876906	Exhaust Fan, Inline, 23" Damper, 2001 to 5000 CFM, Replace	25	7	18	1	EA	\$3,264.00	\$3,264																				\$3,264		\$3,264
D3060	Electrical room		3876940	Exhaust Fan, Inline, 23" Damper, 2001 to 5000 CFM, Replace	25	7	18	1	EA	\$3,264.00	\$3,264																				\$3,264		\$3,264
D3060	Utility closet		3876936	Exhaust Fan, Inline, 23" Damper, 2001 to 5000 CFM, Replace	25	7	18	1	EA	\$3,264.00	\$3,264																				\$3,264		\$3,264
D3060	Utility closet		3876914	Exhaust Fan, Inline, 9" Damper, 100 to 1000 CFM, Replace	25	7	18	1	EA	\$1,523.20	\$1,523																				\$1,523		\$1,523
D3060	Utility closet		3876923	Exhaust Fan, Inline, 23" Damper, 2001 to 5000 CFM, Replace	25	7	18	1	EA	\$3,264.00	\$3,264																				\$3,264		\$3,264
D3060	Electrical room		3876934	Exhaust Fan, Inline, 9" Damper, 100 to 1000 CFM, Replace	25	7	18	1	EA	\$1,523.20	\$1,523																				\$1,523		\$1,523
D4010	Throughout building		3876933	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	7	18	8450	SF	\$1.16	\$9,837																	\$9,837					\$9,837
D5010	Electrical room		3876901	Uninterruptible Power Supply, UPS, 2.2 KVA, Replace	15	7	8	1	EA	\$10,444.80	\$10,445									\$10,445													\$10,445
D5040	Throughout building		3876920	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	8450	SF	\$4.90	\$41,371													\$41,371									\$41,371
D6060	Throughout building		3876947	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	7	13	8450	SF	\$1.80	\$15,169													\$15,169									\$15,169
D7030	Throughout building		3876905	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	8450	SF	\$2.18	\$18,387									\$18,387													\$18,387
D7050	Throughout building		3876942	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	7	13	8450	SF	\$3.26	\$27,581													\$27,581									\$27,581
E2010	Throughout building		3876930	Casework, Cabinetry, Standard, Replace	20	7	13	1	LF	\$326.40	\$326													\$326									\$326
G4050	Building exterior		3876919	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	7	13	1	EA	\$870.40	\$870													\$870									\$870
Totals, Unescalated												\$0	\$0	\$0	\$13,056	\$0	\$0	\$0	\$0	\$71,808	\$0	\$0	\$0	\$0	\$123,833	\$0	\$0	\$0	\$0	\$247,348	\$0	\$0	\$456,045
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$14,267	\$0	\$0	\$0	\$0	\$90,964	\$0	\$0	\$0	\$0	\$181,854	\$0	\$0	\$0	\$0	\$421,093	\$0	\$0	\$708,177

McKinley School / E

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior		3876968	Exterior Walls, any painted surface, Prep & Paint	10	7	3	15750	SF	\$3.26	\$51,408				\$51,408										\$51,408									\$102,816
B2020	Concessions		3877009	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	7	13	1	EA	\$1,305.60	\$1,306														\$1,306									\$1,306
B3010	Roof		3876982	Roofing, Built-Up, Replace	25	7	18	12700	SF	\$15.23	\$193,446																				\$193,446			\$193,446
C1070	Throughout building		3876975	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	7	18	5000	SF	\$3.81	\$19,040																			\$19,040			\$19,040	
C1090	Restrooms		3876957	Toilet Partitions, Metal, Replace	20	7	13	1	EA	\$924.80	\$925														\$925									\$925
C1090	Locker Rooms		3876963	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	7	13	1	EA	\$544.00	\$544														\$544									\$544
C2010	Throughout building		3876966	Wall Finishes, any surface, Prep & Paint	10	7	3	35000	SF	\$1.63	\$57,120				\$57,120										\$57,120									\$114,240
C2030	Throughout building		3876986	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	0	10	1000	SF	\$13.06	\$13,056											\$13,056									\$13,056			\$26,112
C2030	Throughout building		3876992	Flooring, Vinyl Tile (VCT), Replace	15	7	8	600	SF	\$5.44	\$3,264									\$3,264														\$3,264
C2030	Gymnasium		3877000	Flooring, Maple Sports Floor, Refinish	10	7	3	7250	SF	\$5.44	\$39,440				\$39,440										\$39,440									\$78,880
C2050	Throughout building		3876989	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1000	SF	\$2.18	\$2,176				\$2,176										\$2,176									\$4,352
D2010	Utility closet		3876369	Water Heater, Gas, Residential, Replace	15	7	8	1	EA	\$2,067.20	\$2,067									\$2,067														\$2,067
D2010	Restrooms		3876979	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,632.00	\$1,632									\$1,632														\$1,632
D3030	Roof		3876983	Split System Ductless, Multi Zone, per 1 to 2 TON FCU, Replace	15	7	8	1	EA	\$4,352.00	\$4,352									\$4,352														\$4,352
D3050	Roof		3876984	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	7	13	1	EA	\$38,080.00	\$38,080														\$38,080									\$38,080

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		Roof		3876951	Air Handler, Exterior AHU, Replace		20	7	13	1	EA	\$52,224.00	\$52,224														\$52,224								\$52,224
D3050		Roof		3876971	Air Handler, Exterior AHU, 801 to 1200 CFM, Replace		20	7	13	1	EA	\$11,968.00	\$11,968														\$11,968								\$11,968
D3050		Roof		3876999	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace		20	7	13	1	EA	\$38,080.00	\$38,080														\$38,080								\$38,080
D3050		Roof		3877005	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace		20	7	13	1	EA	\$52,224.00	\$52,224														\$52,224								\$52,224
D3060		Roof		3876970	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace		20	7	13	1	EA	\$2,611.20	\$2,611														\$2,611								\$2,611
D3060		Roof		3876956	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace		20	7	13	1	EA	\$2,611.20	\$2,611														\$2,611								\$2,611
D3060		Roof		3877003	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace		20	7	13	1	EA	\$1,523.20	\$1,523														\$1,523								\$1,523
D3060		Roof		3876980	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace		25	7	18	1	EA	\$2,611.20	\$2,611																			\$2,611			\$2,611
D3060		Restrooms		3876977	Supplemental Components, Hand Dryer, Restroom, Replace		10	7	3	1	EA	\$1,740.80	\$1,741				\$1,741										\$1,741								\$3,482
D4010		Throughout building		3876953	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	7	18	14750	SF	\$1.16	\$17,171																			\$17,171			\$17,171
D5030		AH-E101B		3876987	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	7	13	1	EA	\$6,745.60	\$6,746														\$6,746								\$6,746
D5030		AH-E101A		3876973	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	7	13	1	EA	\$6,745.60	\$6,746														\$6,746								\$6,746
D5040		Throughout building		3876950	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	7	3	11	EA	\$239.36	\$2,633				\$2,633										\$2,633								\$5,266
D5040		Throughout building		3877008	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	7	13	14750	SF	\$4.90	\$72,216														\$72,216								\$72,216
D6060		Throughout building		3876993	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	7	13	14750	SF	\$1.80	\$26,479														\$26,479								\$26,479
D7030		Throughout building		3876978	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	7	8	14750	SF	\$2.18	\$32,096																						\$32,096
D7050		Throughout building		3876994	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	7	13	14750	SF	\$3.26	\$48,144														\$48,144								\$48,144
D8010		Throughout building		3876967	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade		15	7	8	14750	SF	\$2.72	\$40,120																						\$40,120
E2010		Throughout building		3876949	Casework, Cabinetry, Standard, Replace		20	7	13	1	LF	\$326.40	\$326														\$326								\$326
E2010		Gymnasium		3877004	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat), Replace		20	7	13	684	EA	\$652.80	\$446,515														\$446,515								\$446,515
G2050		Gymnasium		3876960	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace		25	7	18	4	EA	\$10,336.00	\$41,344																			\$41,344			\$41,344
G2050		Gymnasium		3876990	Sports Apparatus, Scoreboard, Electronic Standard, Replace		25	7	18	2	EA	\$8,704.00	\$17,408																			\$17,408			\$17,408
G2060		Site		3876962	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace		25	7	18	2	EA	\$1,523.20	\$3,046																			\$3,046			\$3,046
G4050		Site		3876969	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install		20	7	13	1	EA	\$979.20	\$979														\$979								\$979
Totals, Unescalated														\$0	\$0	\$0	\$154,518	\$0	\$0	\$0	\$0	\$83,531	\$0	\$13,056	\$0	\$0	\$964,765	\$0	\$0	\$0	\$0	\$294,067	\$0	\$13,056	\$1,522,993
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$0	\$168,846	\$0	\$0	\$0	\$0	\$105,815	\$0	\$17,546	\$0	\$0	\$1,416,790	\$0	\$0	\$0	\$0	\$500,630	\$0	\$23,581	\$2,233,207

McKinley School / B Portable Restroom

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		3877052	Exterior Walls, any painted surface, Prep & Paint		10	4	6	1334	SF	\$3.26	\$4,354							\$4,354										\$4,354					\$8,708
C1090		Restrooms		3877047	Toilet Partitions, Metal, Replace		20	4	16	6	EA	\$924.80	\$5,549																	\$5,549					\$5,549
C2030		Restrooms		3877051	Flooring, Vinyl Sheetting, Replace		15	4	11	500	SF	\$7.62	\$3,808											\$3,808											\$3,808
D3060		Restrooms		3877048	Exhaust Fan, Residential Bathroom, Replace		15	4	11	2	EA	\$272.00	\$544												\$544										\$544
D5040		Throughout building		3877056	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	4	16	500	SF	\$4.90	\$2,448																	\$2,448					\$2,448
D7050		Throughout building		3877043	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	4	16	500	SF	\$3.26	\$1,632																	\$1,632					\$1,632
G4050		Building exterior		3877055	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	4	16	2	EA	\$435.20	\$870																	\$870					\$870
Totals, Unescalated														\$0	\$0	\$0	\$0	\$0	\$0	\$4,354	\$0	\$0	\$0	\$0	\$4,352	\$0	\$0	\$0	\$0	\$14,853	\$0	\$0	\$0	\$0	\$23,560
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$0	\$0	\$0	\$0	\$5,199	\$0	\$0	\$0	\$0	\$6,024	\$0	\$0	\$0	\$0	\$23,835	\$0	\$0	\$0	\$0	\$35,059

McKinley School / B6

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		3877074	Exterior Walls, Stucco, Prep & Paint		10	5	5	2160	SF	\$4.90	\$10,575						\$10,575										\$10,575							\$21,151
B2020		Building Exterior		3877068	Window, Ribbon/Banded Style, Aluminum-Framed (by SF), Replace		30	15	15	240	SF	\$59.84	\$14,362																\$14,362							\$14,362
B2050		Building Exterior		3877073	Exterior Door, Wood, Solid-Core, Replace		25	20	5	2	EA	\$761.60	\$1,523						\$1,523																	\$1,523
B2050		Building Exterior		3877080	Exterior Door, Wood, Solid-Core, Replace		25	13	12	2	EA	\$761.60	\$1,523													\$1,523										\$1,523
B3010		Roof		3877060	Roofing, Asphalt Shingle, 20-Year Standard, Replace		20	10	10	2000	SF	\$4.13	\$8,269												\$8,269											\$8,269
B3010		Roof		3877076	Roofing, Metal, Replace		40	30	10	50	SF	\$14.14	\$707												\$707											\$707
B3020		Roof		3877063	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	10	10	50	LF	\$9.79	\$490												\$490											\$490
C1030		Throughout building		3877064	Interior Door, Wood, Solid-Core, Replace		40	20	20	3	EA	\$761.60	\$2,285																					\$2,285		\$2,285
C1030		Throughout building		3877062	Door Hardware, School, per Door, Replace		30	15	15	7	EA	\$435.20	\$3,046															\$3,046								\$3,046
C1070		Throughout building		3877078	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	20	5	1830	SF	\$3.81	\$6,969						\$6,969																	\$6,969
C2010		Throughout building		3877071	Wall Finishes, any surface, Prep & Paint		10	5	5	3000	SF	\$1.63	\$4,896						\$4,896									\$4,896								\$9,792
C2030		Throughout building		3877072	Flooring, Vinyl Tile (VCT), Replace		15	10	5	1830	SF	\$5.44	\$9,955						\$9,955																\$9,955	\$19,910
D3030		B6		3877079	Air Conditioner, Window/Thru-Wall, Replace		10	10	0	1	EA	\$3,155.20	\$3,155	\$3,155											\$3,155									\$3,155	\$9,466	
D3030		B6		3877070	Air Conditioner, Window/Thru-Wall, Replace		10	10	0	1	EA	\$3,155.20	\$3,155	\$3,155											\$3,155									\$3,155	\$9,466	
D5030		Throughout building		3877061	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	25	15	1830	SF	\$2.72	\$4,978																\$4,978							\$4,978
D5040		Throughout building		3877065	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	1830	SF	\$4.90	\$8,960												\$8,960											\$8,960
D7050		Throughout building		3877066	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	1830	SF	\$3.26	\$5,973												\$5,973											\$5,973
G2080		Building exterior		3877077	Irrigation System, Control Panel, Replace		15	4	11	1	EA	\$5,440.00	\$5,440												\$5,440											\$5,440
G4050		Building exterior		3877075	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	15	5	6	EA	\$870.40	\$5,222						\$5,222																	\$5,222
Totals, Unescalated													\$6,310	\$0	\$0	\$0	\$0	\$39,141	\$0	\$0	\$0	\$0	\$30,709	\$5,440	\$1,523	\$0	\$0	\$37,857	\$0	\$0	\$0	\$0	\$18,550	\$139,531		
Totals, Escalated (3.0% inflation, compounded annually)													\$6,310	\$0	\$0	\$0	\$0	\$45,375	\$0	\$0	\$0	\$0	\$41,270	\$7,530	\$2,172	\$0	\$0	\$58,980	\$0	\$0	\$0	\$0	\$33,504	\$195,141		

Uniformal 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
E1030	Kitchen	3892579	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	7	8	1	EA	\$3,372.80	\$3,373									\$3,373													\$3,373
E1030	Kitchen	3892569	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	7	8	1	EA	\$7,942.40	\$7,942									\$7,942													\$7,942
G2060	"Range"	3892534	Picnic Table, Metal Powder-Coated, Replace	20	7	13	48	EA	\$761.60	\$36,557														\$36,557								\$36,557
G4050	Building exterior	3892622	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	7	13	1	EA	\$870.40	\$870														\$870								\$870
Totals, Unescalated											\$0	\$0	\$0	\$38,189	\$0	\$0	\$0	\$54,400	\$116,634	\$0	\$0	\$0	\$0	\$206,769	\$0	\$0	\$0	\$0	\$713,949	\$0	\$0	\$1,129,940
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$41,730	\$0	\$0	\$0	\$66,905	\$147,748	\$0	\$0	\$0	\$0	\$303,647	\$0	\$0	\$0	\$0	\$1,215,450	\$0	\$0	\$1,775,480

McKinley School / Site

Uniformal 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	3876350	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$3,481.60	\$3,482						\$3,482																\$3,482
E2010	Site	3876262	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	15	10	108	EA	\$130.56	\$14,100										\$14,100												\$14,100
G2010	Service Driveway	3876329	Roadways, Pavement, Asphalt, Mill & Overlay	25	24	1	1500	SF	\$3.81	\$5,712		\$5,712																				\$5,712
G2020	Parking lot	3876354	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	15000	SF	\$0.49	\$7,344			\$7,344				\$7,344					\$7,344					\$7,344					\$29,376
G2020	Parking lot	3876359	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	15000	SF	\$3.81	\$57,120										\$57,120												\$57,120
G2050	Site	3876332	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	9	1	12000	SF	\$1.63	\$19,584		\$19,584									\$19,584											\$39,168
G2050	Site	3876243	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	18000	SF	\$0.49	\$8,813			\$8,813				\$8,813					\$8,813					\$8,813					\$35,251
G2050	Site	3876246	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	10	10	4	EA	\$1,523.20	\$6,093										\$6,093												\$6,093
G2050	Site	3876309	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	18000	SF	\$3.81	\$68,544										\$68,544												\$68,544
G2050	Site	3876305	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	5	15	6	EA	\$5,440.00	\$32,640														\$32,640								\$32,640
G2050	Central Playground	3876311	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	5	10	3300	SF	\$7.62	\$25,133										\$25,133												\$25,133
G2050	Central Playground	3876353	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	\$38,080.00	\$38,080										\$38,080												\$38,080
G2050	Central Playground	3876232	Play Structure, Swing Set, 4 Seats, Replace	20	5	15	1	EA	\$2,720.00	\$2,720															\$2,720							\$2,720
G2060	Pump Station	3876322	Decorative Fountains, Circulation Pump, 5 HP, Replace	25	12	13	1	EA	\$6,636.80	\$6,637													\$6,637									\$6,637
G2060	Site Bike Enclosure	3876242	Bike Rack, Fixed Single Loop, Replace	20	15	5	25	EA	\$326.40	\$8,160					\$8,160																	\$8,160
G2060	Site	3876268	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	10	10	1	EA	\$27,200.00	\$27,200										\$27,200												\$27,200
G2060	Site	3876299	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,720.00	\$2,720															\$2,720							\$2,720
G2060	Site	3876307	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	8	12	7	EA	\$1,849.60	\$12,947												\$12,947										\$12,947
G2080	Site	3876252	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	130000	SF	\$1.09	\$141,440										\$141,440												\$141,440
G4050	Site	3876287	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	20	EA	\$4,569.60	\$91,392										\$91,392												\$91,392
G4050	Parking lot	3876334	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	7	EA	\$4,569.60	\$31,987															\$31,987							\$31,987
Totals, Unescalated											\$0	\$25,296	\$16,157	\$0	\$0	\$11,642	\$0	\$16,157	\$0	\$0	\$469,102	\$19,584	\$29,104	\$6,637	\$0	\$70,067	\$0	\$16,157	\$0	\$0	\$0	\$679,902
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$26,055	\$17,141	\$0	\$0	\$13,496	\$0	\$19,871	\$0	\$0	\$630,434	\$27,109	\$41,495	\$9,746	\$0	\$109,162	\$0	\$26,705	\$0	\$0	\$0	\$921,214

Appendix G:

Equipment Inventory List

D20 Plumbing														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial		Dataplate Yr	Barcode	Qty
1	3892615	D2010	Pump Station	Duplex Mounted	20 HP	McKinley School / G - Kitchen	Boiler room	Armstrong Air				2015	1000180	
2	3892558	D2010	Pump Station [CHWP-1/CHWP-2]	Duplex Mounted	25 HP	McKinley School / G - Kitchen	Chiller Room	Armstrong Air				2015	1000177	
3	3892556	D2010	Water Heater	Gas, Residential	100 GAL	McKinley School / G - Kitchen	Utility closet	Bradford White	U100T88R3N	MC35903397		2015	1000137	
4	3876369	D2010	Water Heater	Gas, Residential	100 GAL	McKinley School / E	Utility closet	Bradford White	U100T88R3N	LF34498920		2015	1000356	
5	3876937	D2010	Water Heater	Electric, Commercial, 30 to 80 GAL	30 GAL	McKinley School / D	Utility closet	Bradford White	LD30L33C090	MC35935276		2015	1000332	
6	3876338	D2010	Water Heater	Gas, Residential	75 GAL	McKinley School / A	Boiler room	American Standard Inc.	75-76 AS	C11-1362		2011	1000129	
7	3892616	D2010	Backflow Preventer	Domestic Water	0.75 IN	McKinley School / G - Kitchen	Roof	Wilkins Zurn	975 XL2	4072001		2015	1000195	
8	3876350	D2010	Backflow Preventer	Domestic Water	2 IN	McKinley School / Site	Site	Wilkins Zurn	975 XL	221389			1000373	
9	3876306	D2030	Pump	Sump	3 HP	McKinley School / A	Boiler room	Inaccessible	Inaccessible	Inaccessible				
D30 HVAC														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial		Dataplate Yr	Barcode	Qty
1	3892531	D3020	Boiler [B-1]	Gas, HVAC	3000 MBH	McKinley School / G - Kitchen	Boiler room	Bryan Boilers	AB300-W-FDG-LX	99899		2015	1000183	
2	3892563	D3020	Boiler [B-2]	Gas, HVAC	3000 MBH	McKinley School / G - Kitchen	Boiler room	Bryan Boilers	AB300-W-FDG-LX	99896		2015	1000182	
3	3876782	D3020	Unit Heater	Natural Gas, 76 to 125 MBH	80 MBH	McKinley School / B	B4	Trane	80H	E42772			1000280	
4	3876742	D3020	Unit Heater	Natural Gas, 76 to 125 MBH	80 MBH	McKinley School / B	B4	Trane	80H	E42775			1000281	
5	3876772	D3020	Unit Heater	Natural Gas, 76 to 125 MBH	80 MBH	McKinley School / B	B5	Trane	80H	E42773			1000135	
6	3876791	D3020	Unit Heater	Natural Gas, 76 to 125 MBH	80 MBH	McKinley School / B	B5	Trane	80H	E42742			1000136	

7	3892567	D3020	Boiler Supplemental Components	Expansion Tank	800 GAL	McKinley School / G - Kitchen	Chiller Room				2015	1000176
8	3892544	D3020	Boiler Supplemental Components	Expansion Tank	600 GAL	McKinley School / G - Kitchen	Chiller Room				2015	1000181
9	3892608	D3030	Chiller [C-1]	Water-Cooled	355 TON	McKinley School / G - Kitchen	Chiller Room	Smardt	SWA125-3HG04-F2ASKA-F2AVKA0N0	FF0010J114Q1474	2015	1000175
10	3892603	D3030	Cooling Tower [CT-1]	Open Circuit , 301 to 500 TON	315 TON	McKinley School / G - Kitchen	Cooling Tower Enclosure	Evapco	USS21289	13556586	2015	1000139 & 1000145
11	3876820	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C222	Friedrich	YL24N35-A	ACAY01096	2014	1000311
12	3876313	D3030	Air Conditioner	Window/Thru-Wall	0.75 TON	McKinley School / A	Registrar Office	General Electric	AEE08ATL1	SF420472	2015	1000237
13	3876842	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C126	Friedrich	YL24N35-A	ACDY02540	2014	1000294
14	3876849	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C221	Friedrich	YL24N35-A	ACEY01367	2014	1000319
15	3876343	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A106	LG	LW2415HR	503TACXHN739	2015	1000238
16	3876286	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A108	Heat Controller	RAH-183M	No tag/plate found	2015	1000240
17	3876344	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A207	Heat Controller	RAH-183M	No tag/plate found	2015	1000252
18	3876822	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / C	C234	Heat Controller	RAH-183	2450750000987		1000285
19	3876829	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C123	Friedrich	YL24N35-A	ACAY01015	2014	1000298
20	3876855	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / C	C230	Heat Controller	RAH-183M	2450760000115		1000284
21	3876888	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C224	Friedrich	YL24N35-A	ACEY01303	2014	1000313
22	3876261	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	Nurse Office	Heat Controller	RAH-183G	141589140400504	2015	1000230
23	3876288	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A201	Heat Controller	RAH-183M	913746180401738	2015	1000244
24	3876265	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A202	Friedrich	CP14N10	LGCR01689	2007	1000247
25	3876235	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A212	Comfort-Aire	No tag/plate found	No tag/plate found		1000254
26	3876821	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C227	Friedrich	YL24N35-A	ABKY01032	2014	1000324

27	3876852	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C128	Friedrich	YL24N35-A	ACCY02280	2014	1000302
28	3876231	D3030	Air Conditioner	Window/Thru-Wall	1 TON	McKinley School / A	A205	Frigidaire	FFTA1233S1	KK65115526		1000265
29	3876874	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C223	Friedrich	YL24N35-A	ACEY01300	2014	1000321
30	3876228	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A109	LG	LW2415HR	504TAEJDU452	2015	1000239
31	3876881	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C226	Friedrich	YL24N35-A	ACCY02294	2014	1000314
32	3876294	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A105	LG	LW2415HR	504TALBDU400	2015	1000242
33	3876811	D3030	Air Conditioner	Window/Thru-Wall	1.5	McKinley School / C	C125	Heat Controller	RAH-183M	24758888838		1000300
34	3876244	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	Front Office	Heat Controller	RAH-183G	141092131200435		1000233
35	3876278	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A214	Amana	No tag/plate found	No tag/plate found		1000253
36	3876281	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A213	Heat Controller	RADS-253J	1388890711C27120120		1000258
37	3876255	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A204	LG	LW2415HR	504TAACDU456	2015	1000267
38	3876854	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C120	Friedrich	YL24N35-A	ACCY02297	2014	1000293
39	3876293	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A208	LG	LW2415HR	503TAXTHN658	2015	1000249
40	3876823	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C225	Friedrich	YL24N35-A	ACDY02533	2014	1000323
41	3876308	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A2-Staff Room	General Electric	ABM18DAR2	No tag/plate found		1000248
42	3876806	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C228	Friedrich	YL24N35-A	ACDY02531	2014	1000325
43	3876861	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C221	Friedrich	YL24N35-A	ACDY02536	2014	1000318
44	3877079	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / B6	B6	Emerson	No tag/plate found	No tag/plate found		1000282
45	3876259	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A110	LG	LW2415HR	504TAFZDU363	2015	1000241
46	3876347	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A105	Friedrich	CP18C30	LFER00751	1996	1000243
47	3876295	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A210	Heat Controller	RAH-183M	2450750001854		1000261
48	3876312	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	Registrar Office	Heat Controller	RAH-183M	2450750001851		1000236

49	3876361	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A211	Heat Controller	RAH-183M	2450750001082		1000256
50	3876817	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C121	Friedrich	YL24N35-A	ACCY02230	2014	1000296
51	3876341	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A203	LG	LW2415HR	503TAMAHN627	2015	1000269
52	3876264	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	Principal Office	Friedrich	KM21L30-A	LFER11086	1996	1000229
53	3876245	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A202	Friedrich	CP14N10	LGCR01688	2007	1000246
54	3876258	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A210	Carrier	KHA023301P	0107V00072	2007	1000262
55	3876247	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A207	LG	LW2415HR	503TAQPHN644	2015	1000251
56	3877070	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / B6	B6	Emerson	No tag/plate found	No tag/plate found*		1000283
57	3876263	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A208	Heat Controller	RADS-253J	1388890711C27120130		1000250
58	3876869	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C126	Friedrich	YL24N35-A	ACDY02482	2014	1000306
59	3876368	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A203	Heat Controller	RADS-253J	Inaccessible		1000268
60	3876234	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A212	LG	LW2415HR	503TANSHN679	2015	1000255
61	3876274	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A206	LG	LW2415HR	503TAEJHN676	2015	1000263
62	3876827	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C220	Friedrich	YL24N35-A	ACEY02740	2014	1000308
63	3876892	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C234	Friedrich	YL24N35-A	ACCY02259	2014	1000286
64	3876832	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C122	Friedrich	YL24N35-A	ACEY01334	2014	1000289
65	3876839	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C124	Friedrich	YL24N35-A	ACCY02276	2014	1000291
66	3876365	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A100	LG	LW2415HR	504TAZFDU349	2015	1000270
67	3876804	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C229	Friedrich	YL24N35-A	ABKY01027	2014	1000317
68	3876875	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C223	Friedrich	YL24N35-A	ACAY01012	2014	1000320
69	3876272	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	Parent Room	Heat Controller	RAH-183G	2450750001067		1000231
70	3876841	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C222	Friedrich	YL24N35-A	ACEY01402	2014	1000310

71	3876319	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A201	Heat Controller	RAH-183M	914611180600024		1000245
72	3876879	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C120	Friedrich	YL24N35-A	ACCY02209	2014	1000304
73	3876808	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / C	C230	Heat Controller	RAH-183M	917223181001355		1000305
74	3876809	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C220	Friedrich	YL24N35-A	ACDY02544	2014	1000309
75	3876859	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C225	Friedrich	YL24N35-A	ACDY02527	2014	1000322
76	3876314	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A205	Heat Controller	RAH-183G	141092131200424		1000266
77	3876864	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C126	Friedrich	YL24N35-A	ACEY01408	2014	1000307
78	3876867	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C120	Friedrich	YL24N35-A	ACCY02279	2014	1000292
79	3876835	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C224	Friedrich	YL24N35-A	ACEY01336	2014	1000312
80	3876320	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A206	Heat Controller	RAH-183G	141589140400373		1000264
81	3876891	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C122	Friedrich	YL24N35-A	ACAY01138	2014	1000288
82	3876872	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C232	Friedrich	YL24N35-A	ABJY00036	2014	1000287
83	3876335	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	Front Office	Amana	AH183G35AX	2450700000204		1000234
84	3876273	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / A	A100	LG	LW2415HR	504TAHQDY673	2015	1000271
85	3876250	D3030	Air Conditioner	Window/Thru-Wall	0.75 TON	McKinley School / A	Office Manager Office	Comfort-Aire	REG-81M	340D151640315120150299	2021	1000235
86	3876880	D3030	Air Conditioner	Window/Thru-Wall	2	McKinley School / C	C229	Friedrich	YL24N35B-A	AEKZ00161	2015	1000316
87	3876876	D3030	Air Conditioner	Window/Thru-Wall	1.5	McKinley School / C	C125	Heat Controller	RAH-183M	913746180401711		1000301
88	3876860	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C124	Friedrich	YL24N35-A	ACDY02545	2014	1000290
89	3876858	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C226	Friedrich	YL24N35-A	ACCY02206	2014	1000315
90	3876233	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	Parent Room	Frigidaire	Inaccessible	Inaccessible		1000232
91	3876833	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C121	Friedrich	YL24N35-A	ACEY01414	2014	1000297
92	3876289	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A211	General Electric	ABM18DAR2	No tag/plate found		1000257

93	3876840	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C128	Friedrich	YL24N35-A	ACEY01380	2014	1000303
94	3876846	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	C123	Friedrich	YL24N35-A	ACAY01841	2014	1000299
95	3876249	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / A	A213	Friedrich	KM24L30-B	LFLR01719	1996	1000259
96	3876767	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / B	B1	Heat Controller	RAH-183M	No tag/plate found		1000275
97	3876783	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / B	B3	Heat Controller	RAH-183M	145343161000393		1000276
98	3876788	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / B	B2	Friedrich	YL24N35-A	ACAY01103		1000274
99	3876750	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / B	B3	Heat Controller	RAH-183M	014611180600011		1000277
100	3876790	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / B	B4	Friedrich	EM24L35-A	LFET11947	2006	1000279
101	3876885	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / C	Professional Development Library	Friedrich	YL24N35B-A	AEKZ00162		1000295
102	3876793	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	McKinley School / B	B4	Heat Controller	RAH-183M	913746180401707		1000278
103	3876768	D3030	Air Conditioner	Window/Thru-Wall	2 TON	McKinley School / B	B1	Friedrich	YL24N35-A	ACDY02542		1000272
104	3876882	D3030	Split System	Condensing Unit/Heat Pump	14 TON	McKinley School / C	Building exterior	Toshiba Carrier	MMY-MAP1686HT9P-UL	12200010	2012	1000365
105	3876824	D3030	Split System	Fan Coil Unit, DX	2 TON	McKinley School / C	Library	Toshiba Carrier	MML-AP0244H2UL	10340005	2012	1000368
106	3876887	D3030	Split System	Fan Coil Unit, DX	2 TON	McKinley School / C	Library	Toshiba Carrier	MML-AP0244H2UL	10340004	2012	1000371
107	3876807	D3030	Split System	Fan Coil Unit, DX	2 TON	McKinley School / C	Library	Toshiba Carrier	MML-AP0244H2UL	10340003	2012	1000367
108	3876810	D3030	Split System	Fan Coil Unit, DX	2 TON	McKinley School / C	Library	Toshiba Carrier	MML-AP0244H2UL	10340001	2012	1000370
109	3876890	D3030	Split System	Fan Coil Unit, DX	2 TON	McKinley School / C	Library	Toshiba Carrier	MML-AP0244H2UL	10240007	2012	1000369
110	3876865	D3030	Split System	Fan Coil Unit, DX	2 TON	McKinley School / C	Library	Toshiba Carrier	MML-AP0244H2UL	10240005	2012	1000366
111	3876857	D3030	Split System	Fan Coil Unit, DX	2 TON	McKinley School / C	Library	Toshiba Carrier	MML-AP0244H2UL	10340002	2012	1000372
112	3892620	D3030	Split System Ductless [CU-305]	Single Zone, 0.75 to 1 TON	1	McKinley School / G - Kitchen	Roof	Carrier	38MVC012 301	3313V05797	2015	1000186
113	3892587	D3030	Split System Ductless [CU-308]	Single Zone, 0.75 to 1 TON	1 TON	McKinley School / G - Kitchen	Roof	Carrier	38MVC012---301--	3313V05307	2015	1000185

114	3876946	D3030	Split System Ductless [CU-D111]	Single Zone, 1 TON	1 TON	McKinley School / D	Roof	Carrier	38MVC012---301--	3313V05300	2015	1000333
115	3876983	D3030	Split System Ductless [CU-E108]	Multi Zone, per 1 to 2 TON FCU	2 TON	McKinley School / E	Roof	Panasonic	CU-S24NKUA	6860901530	2015	1000344
116	3892598	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON		McKinley School / G - Kitchen	Roof		ACDC12ODU(b)	No tag/plate found	2015	1000184
117	3876226	D3030	Split System Ductless	Single Zone, 2 TON	2 TON	McKinley School / A	Building exterior	Fujitsu	AOU24RLXFW	KTN032982	2015	1000227
118	3876351	D3030	Split System Ductless	Single Zone, 2 TON	2 TON	McKinley School / A	Boiler room	Fujitsu	AOU24RLB	FRN044304	2019	1000128
119	3876260	D3030	Split System Ductless	Single Zone, 3 TON	3 TON	McKinley School / A	Boiler room	Fujitsu	AOU36CLX	EBN010474		1000130
120	3892586	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	8 - 10 HP	McKinley School / G - Kitchen	Cooling Tower Enclosure				2015	1000144
121	3892589	D3050	Pump [P-2]	Distribution, HVAC Chilled or Condenser Water	15 HP	McKinley School / G - Kitchen	Cooling Tower Enclosure				2015	1000142
122	3876951	D3050	Air Handler	Exterior AHU	8000 CFM	McKinley School / E	Roof	Haakon Industries			2015	1000353
123	3877005	D3050	Air Handler [AH-E101A]	Exterior AHU, 6001 to 8000 CFM	8000 CFM	McKinley School / E	Roof	Haakon Industries	PENTPAK	14-8388-178-C	2015	1000348
124	3876971	D3050	Air Handler [AH-E102]	Exterior AHU, 801 to 1200 CFM	850	McKinley School / E	Roof	AAON, Inc.	RQ-002-3-V-0W0J-EJJ	201404-AYWB00349	2015	1000347
125	3876916	D3050	Air Handler [FC-D101]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM		McKinley School / D	D101 Mechanical Closet	AAON	V3-BRB-3-0-28FC-12F	201402-CJWB01010	2015	1000341
126	3876902	D3050	Air Handler [FC-D102]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM		McKinley School / D	D102 Mechanical Closet	AAON	V3-BRB-3-0-28FC-12F	201403-CJWB01012	2015	1000340
127	3876921	D3050	Air Handler [FC-D103]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM		McKinley School / D	D103 Mechanical Closet	AAON	V3-BRB-3-0-28FC-12F	201402-CJWB01011	2015	1000342
128	3876945	D3050	Air Handler [FC-D104]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM		McKinley School / D	D104 Mechanical Closet	AAON	V3-BRB-3-0-28FC-12F	201402-CJWB01013	2015	1000343
129	3876931	D3050	Air Handler [FC-D105]	Exterior AHU, 801 to 1200 CFM	1200	McKinley School / D	D105 Mechanical Closet	AAON	V3-ARB-3-0-28HA-12F	201402-CJWA01014	2015	1000326
130	3876984	D3050	Make-Up Air Unit [MUA-E113]	MUA or MAU, 2000 to 6000 CFM	3500 CFM	McKinley School / E	Roof	Greenheck	MSX-110-H12-DB	13644410 1404	2015	1000349

131	3876999	D3050	Make-Up Air Unit [MUA-E125]	MUA or MAU, 2000 to 6000 CFM	2500 CFM	McKinley School / E	Roof	Greenheck	MSX-109-H12-DB	13644411 1404	2015	1000352
132	3892619	D3050	Make-Up Air Unit [MUA-E303]	MUA or MAU, 2000 to 6000 CFM	2500 CFM	McKinley School / G - Kitchen	Roof	Greenheck	MSX-109-H12-DB	13644412 1404	2015	1000194
133	3876764	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	9 TON	McKinley School / B	Building exterior	Carrier	48TMD009501	3205G20667	2005	1000134
134	3876327	D3060	Exhaust Fan	Propeller, less than 0.25 HP Motor		McKinley School / A	Operations Work Room					
135	3876834	D3060	Exhaust Fan	Wall-Mounted, 24" Damper	5000 CFM	McKinley School / C	Building exterior	Carnes	VEBK08L? A1UA20SPCX	517451.001	2002	1000361
136	3892625	D3060	Exhaust Fan [EF- 304]	Centrifugal, 12" Damper, 100 to 1000 CFM	500	McKinley School / G - Kitchen	Roof	Greenheck	CUE-075-6-X	13644227 1404	2015	1000187
137	3876906	D3060	Exhaust Fan [EF- D01]	Inline, 23" Damper, 2001 to 5000 CFM		McKinley School / D	Electrical room	Greenheck	SQ-160-V6-7-X	13644291 1404	2015	1000338
138	3876940	D3060	Exhaust Fan [EF- D102]	Inline, 23" Damper, 2001 to 5000 CFM		McKinley School / D	Electrical room	Greenheck	SQ-160-V6-7-X	13644292 1404	2015	1000339
139	3876936	D3060	Exhaust Fan [EF- D103]	Inline, 23" Damper, 2001 to 5000 CFM		McKinley School / D	Utility closet	Greenheck	SQ-160-V6-7-X	13644293 1404	2015	1000335
140	3876923	D3060	Exhaust Fan [EF- D104]	Inline, 23" Damper, 2001 to 5000 CFM		McKinley School / D	Utility closet	Greenheck	SQ-160-V6-7-X	13644294 1404	2015	1000334
141	3876914	D3060	Exhaust Fan [EF- D108]	Inline, 9" Damper, 100 to 1000 CFM		McKinley School / D	Utility closet	Greenheck	SQ-75-D-X	13644295 1405	2015	1000336
142	3876934	D3060	Exhaust Fan [EF- D112]	Inline, 9" Damper, 100 to 1000 CFM		McKinley School / D	Electrical room	Greenheck	SQ-75-D-X	13644296 1405	2015	1000337
143	3876980	D3060	Exhaust Fan [EF- E103]	Centrifugal, 16" Damper, 1001 to 2000 CFM	1500	McKinley School / E	Roof	Greenheck	CUE-060-D-X	13644220 1404	2015	1000346
144	3877003	D3060	Exhaust Fan [EF- E105]	Roof or Wall- Mounted, 12" Damper, 501 to 1000 CFM		McKinley School / E	Roof	Greenheck	CUE-121-B-X	13644222 1405	2015	1000345
145	3876956	D3060	Exhaust Fan [EF- E113]	Roof or Wall- Mounted, 16" Damper, 1001 to 2000 CFM		McKinley School / E	Roof	Greenheck	CUE-161-B-X	13644223 1405	2015	1000350
146	3876970	D3060	Exhaust Fan [EF- E125]	Roof or Wall- Mounted, 16" Damper, 1001 to 2000 CFM		McKinley School / E	Roof	Greenheck	CUE-161-B-X	13644224	2015	1000351
147	3892555	D3060	Exhaust Fan [EF- E303]	Roof or Wall- Mounted, 16" Damper, 1001 to 2000 CFM		McKinley School / G - Kitchen	Roof	Greenheck	CUE-161-VG-7-X	13644226 1405	2015	1000189

148	3892561	D3060	Exhaust Fan [EF-E309A]	Roof-Mounted, 16" Damper, 1001 to 2000 CFM		McKinley School / G - Kitchen	Roof	Greenheck	USGF-140HP-4-G	13644228 1405	2015	1000193	
149	3892530	D3060	Exhaust Fan [EF-E309B]	Roof-Mounted, 16" Damper, 1001 to 2000 CFM		McKinley School / G - Kitchen	Roof	Greenheck	USGF-140HP-4-G	13644229 1405	2015	1000192	
150	3892537	D3060	Exhaust Fan [EF-E310]	Centrifugal, 16" Damper, 1001 to 2000 CFM	2000	McKinley School / G - Kitchen	Roof	Greenheck	CUE-090-D-X	13644230 1404	2015	1000191	
151	3892564	D3060	Exhaust Fan [EF-KH]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		McKinley School / G - Kitchen	Roof	Greenheck	USGF-160-7-G	13644232 1405	2015	1000188	
152	3876304	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM (est)	McKinley School / A	Roof	Breidert	Illegible	Illegible		1000260	
153	3892610	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		McKinley School / G - Kitchen	Roof	Greenheck	CUE-101-A-X	13644231 1405	2015	1000190	
154	3892542	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		McKinley School / G - Kitchen	Kitchen				2015	1000147	
155	3892551	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		McKinley School / G - Kitchen	Serving Line				2015	1000174	
156	3892539	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		McKinley School / G - Kitchen	Serving Line				2015	1000173	
157	3892571	D3060	Supplemental Components	Air Curtain, 8' Wide Heated		McKinley School / G - Kitchen	Serving Line				2015	1000172	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3892607	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		McKinley School / G - Kitchen	Kitchen				2015		4
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3892585	D5010	Uninterruptible Power Supply	UPS	12.5 KVA	McKinley School / G - Kitchen	Electrical room	Myers			2015	1000197	

2	3876248	D5010	Uninterruptible Power Supply	UPS	1 KVA	McKinley School / A	Electrical room	Myers			2014	1000127
3	3876901	D5010	Uninterruptible Power Supply [INVD]	UPS, 2.2 KVA	2.2 KVA	McKinley School / D	Electrical room	Myers	6-EM-3-S-BD2001-A-E-M-Z	86631L3-1	2015	1000327
4	3892532	D5020	Secondary Transformer	Dry, Harmonic Filter	270 KVA	McKinley School / G - Kitchen	Chiller Room				2015	1000178
5	3892604	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	McKinley School / G - Kitchen	Electrical room				2015	1000198
6	3876298	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	McKinley School / A	Electrical room	Eaton	V48M28T33CUEE	J14G50697	2014	1000124
7	3876269	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	McKinley School / A	Electrical room	Eaton	V48M28T49CUEE	J13K1474	2014	1000125
8	3876739	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	McKinley School / B	B1	MGM Transformer Company	HS15C3B2SH	9804-15S-156-3	1998	1000273
9	3876762	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75	McKinley School / B	Building exterior	Eaton	V48M28T75CUEE	V75E802	2015	1000132
10	3876870	D5020	Secondary Transformer [TC]	Dry, Stepdown, 225 KVA		McKinley School / C	Building exterior	Eaton	V48M28T22CUEE	JT13G51477	2013	1000364
11	3876912	D5020	Secondary Transformer [TD from HD]	Dry, Stepdown, 112.5 KVA	112.5 KVA	McKinley School / D	Electrical room	Eaton	V48M28T12CUEE	J13K01013A	2015	1000330
12	3877011	D5020	Secondary Transformer [TE]	Dry, Stepdown	75 KVA	McKinley School / E	Electrical room	Eaton	V48M28T75CUEE	J13K50180	2015	1000359
13	3892617	D5020	Switchboard	120/208 V	600 AMP	McKinley School / G - Kitchen	Electrical room				2015	1000199
14	3892575	D5020	Switchboard	277/480 V	800 AMP	McKinley School / G - Kitchen	Electrical room				2015	1000196
15	3876357	D5020	Switchboard [MSB]	277/480 V	3000 AMP	McKinley School / Site	Site Electrical and Trash Enclosure	Eaton	3R	SLA0432226-015	2014	1000360
16	3876238	D5020	Switchboard [MSB-A]	277/480 V	1200 AMP	McKinley School / A	Electrical room	Eaton	Pow-R-Line	SLA0432226-018	2014	1000122
17	3876297	D5020	Switchboard	120/208 V	600 AMP	McKinley School / A	Electrical room	Eaton	PRL-4	SLA22961	2002	1000126
18	3876805	D5020	Switchboard	277/480 V, 1200 AMP	1200 AMP	McKinley School / C	Building exterior	Eaton	No tag/plate found	No tag/plate found	2013	1000363
19	3876321	D5020	Switchboard [SWITCHBOARD P]	120/240 V	800 AMP	McKinley School / A	Electrical room	General Electric				1000123
20	3876756	D5020	Distribution Panel [HB]	277/480 V	400 AMP	McKinley School / B	Building exterior	Eaton	PRL3a	SLA0432226-022	2013	1000133
21	3876907	D5020	Distribution Panel [HD]	277/480 V, 225 AMP	225 AMP	McKinley School / D	Electrical room	Eaton	PRL2A	SLA0432226-025	2015	1000331

22	3876965	D5020	Distribution Panel [HE]	277/480 V, 225 AMP	225 AMP	McKinley School / E	Electrical room	Eaton	PRL2A	SLA0432226-024	2015	1000358	
23	3876926	D5020	Distribution Panel [LD]	120/208 V, 400 AMP	400 AMP	McKinley School / D	Electrical room	Eaton	No tag/plate found	No tag/plate found	2015	1000329	
24	3876781	D5020	Distribution Panel	120/208 V	200 AMP	McKinley School / B	Building exterior	Eaton	PRL2a	SLA0525679	2014	1000131	
25	3876830	D5020	Distribution Panel	120/208 V, 600 AMP	600 AMP	McKinley School / C	Building exterior	Eaton	PRL3a	SLA0525679	2014	1000362	
26	3876973	D5030	Variable Frequency Drive [AH-E101A Supply Fan]	VFD, by HP of Motor	7.5 HP	McKinley School / E	AH-E101A	ABB	ACH550-PDR-012A-4	2144101735	2015	1000355	
27	3876987	D5030	Variable Frequency Drive [AH-E101B Supply Fan]	VFD, by HP of Motor	7.5 HP	McKinley School / E	AH-E101B	ABB	ACH550-PDR-012A-4	2144101727	2015	1000354	
28	3892541	D5030	Variable Frequency Drive [CT-1]	VFD, by HP of Motor	10 HP	McKinley School / G - Kitchen	Cooling Tower Enclosure				2015		
29	3892600	D5030	Variable Frequency Drive [CT-2]	VFD, by HP of Motor	10 HP	McKinley School / G - Kitchen	Cooling Tower Enclosure				2015	1000140	
30	3892528	D5030	Variable Frequency Drive [P-1]	VFD, by HP of Motor	15 HP	McKinley School / G - Kitchen	Cooling Tower Enclosure				2015	1000141	
31	3892591	D5030	Variable Frequency Drive [P-2]	VFD, by HP of Motor	15 HP	McKinley School / G - Kitchen	Cooling Tower Enclosure				2015	1000143	
32	3876270	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		McKinley School / A	Throughout building					2	
33	3876873	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		McKinley School / C	Throughout building					2	
34	3876950	D5040	Emergency & Exit Lighting	Exit Sign, LED		McKinley School / E	Throughout building				2015	11	
35	3876850	D5040	Emergency & Exit Lighting	Exit Sign, LED		McKinley School / C	Throughout building					10	
36	3876271	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		McKinley School / A	Throughout building					20	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3876256	D7050	Fire Alarm Panel	Fully Addressable		McKinley School / A	Operations Work Room	Honeywell	Notifier (Exact Model Unspecified)	No tag/plate found	2017	1000120	
E10 Equipment													

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Date	Barcode	Qty
1	3892588	E1030	Foodservice Equipment	Convection Oven, Double		McKinley School / G - Kitchen	Kitchen				2015	1000164	
2	3892590	E1030	Foodservice Equipment	Dairy Cooler/Wells		McKinley School / G - Kitchen	Serving Line				2015	1000169	
3	3892560	E1030	Foodservice Equipment	Dairy Cooler/Wells		McKinley School / G - Kitchen	Serving Line				2015	1000168	
4	3892576	E1030	Foodservice Equipment	Dairy Cooler/Wells		McKinley School / G - Kitchen	Serving Line				2015	1000170	
5	3892535	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		McKinley School / G - Kitchen	Kitchen				2015	1000165	
6	3892562	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		McKinley School / G - Kitchen	Kitchen				2015	1000160	
7	3892565	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		McKinley School / G - Kitchen	Kitchen				2015	1000161	
8	3892609	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		McKinley School / G - Kitchen	Kitchen				2015	1000155	
9	3892568	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		McKinley School / G - Kitchen	Kitchen	Wells Mfg. Co.	DW26HD	DW26HD1114A0007	2015	1000151	
10	3892584	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		McKinley School / G - Kitchen	Kitchen	Wells Mfg. Co.	DW26HD	DW26HD1114A0007*	2015	1000152	
11	3892579	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		McKinley School / G - Kitchen	Kitchen				2015	1000157	
12	3892553	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		McKinley School / G - Kitchen	Kitchen				2015	1000153	
13	3892612	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In		McKinley School / G - Kitchen	Kitchen				2015	1000166	
14	3892536	E1030	Foodservice Equipment	Icemaker, Freestanding		McKinley School / G - Kitchen	Kitchen				2015	1000162	

15	3892602	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		McKinley School / G - Kitchen	Kitchen				2015	1000163	
16	3892581	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		McKinley School / G - Kitchen	Kitchen				2015	1000148	
17	3892545	E1030	Foodservice Equipment	Refrigerator, 2-Door Pass-Through		McKinley School / G - Kitchen	Kitchen				2015	1000159	
18	3892592	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		McKinley School / G - Kitchen	Kitchen				2015	1000156	
19	3892543	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		McKinley School / G - Kitchen	Kitchen				2015	1000158	
20	3892569	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In		McKinley School / G - Kitchen	Kitchen				2015	1000154	
21	3892533	E1030	Foodservice Equipment	Steamer, Freestanding		McKinley School / G - Kitchen	Serving Line				2015	1000167	
22	3892595	E1030	Foodservice Equipment	Steamer, Freestanding		McKinley School / G - Kitchen	Serving Line				2015	1000171	
G20 OTHER													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3876322	G2060	Decorative Fountains	Circulation Pump, 5 HP	5 HP	McKinley School / Site	Pump Station	No tag/plate found	No tag/plate found	No tag/plate found			