

MILL VALLEY SCHOOL DISTRICT FACILITIES ASSESSMENT 2018



## MILL VALLEY SCHOOL DISTRICT

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Assistant Superintendent, Business Services Michele Rollins

Director of Maintenance and Operations John Binchi

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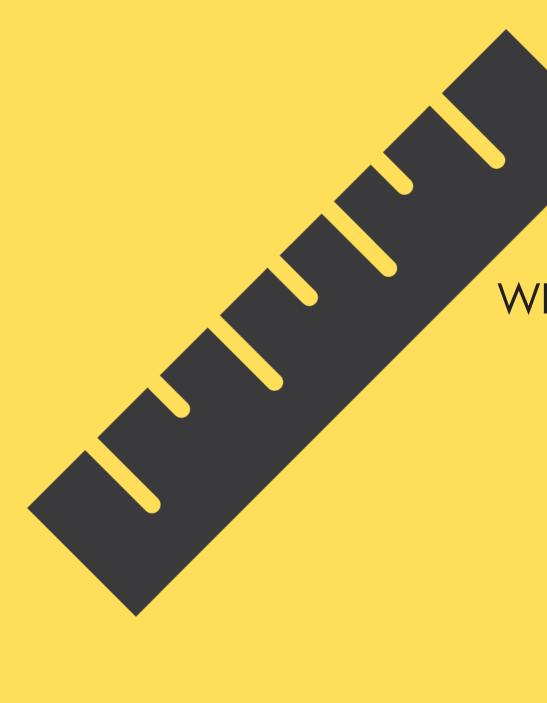
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## Introduction

The Mill Valley School District has recognized the need to perform a complete assessment of its buildings in order to determine overall need across the District. The goal for these assessments is to identify both physical and operational issues at each campus in order to develop a comprehensive plan for capital improvements moving forward.

## **Process**

The process begins with a walkthrough of every facility in the District by a team of architects and engineers. Hibser Yamauchi Architects has been contracted to lead the effort and will be generally responsible for identifying educational and operational deficiencies. HY Architects has teamed with EMG who will focus on the infrastructure of each building.

As a part of the site by site walkthrough, HY Architects interviewed principals at each elementary school and a committee of teachers (with all departments represented) at the middle school. The purpose of the meetings was to get a clear understanding of how each campus functions, what specialty programs each has to offer and what recommendations are for improvement.

It should be noted that all principals are very proud of their communities, parents, students and programs. Although this effort is focused on identifying deficiencies, there are a lot of wonderful environments in schools around the District. This report should be taken in the context of the overall love each individual school has for their communities.

The result is a comprehensive assessment of each campus and District site. The purpose of this effort has been to inform any recommended improvements as may be envisioned by a potential Master Facilities Plan as well as to give the District the tools to help identify critical maintenance needs.









## DISTRICT BACKGROUND AND VISION



## District Background and Vision

The Mill Valley School District is located 13 miles north of San Francisco and the Golden Gate Bridge in Marin County, California. The district has 5 elementary schools and 1 middle school with an enrollment of approximately 3,200 students in grades K through 8. Four of the schools are located within the City of Mill Valley, while two are located in the adjacent unincorporated areas of Strawberry and Tamalpais Valley. The District also includes the unincorporated communities of Alto, Almonte, Homestead Valley, and Muir Beach.

## Vision

Our learning community is dedicated to developing globally minded, compassionate, resilient, and courageous students to learn and lead change in their world.

## Mission

We provide a balanced education, enabling all students to achieve academic success in an environment that fosters social-emotional development, equity, and creativity. We prepare our students to be responsible, contributing members of our community, to be wise stewards of our natural environment, and to thrive as global citizens in a rapidly changing world.











## Demographics, Enrollment and Student Distribution

Since achieving a peak enrollment of 3,257 students in the 2013-14 school year, the District has seen somewhat declining enrollment which is projected to continue at least for the coming 2 years with a projection of 2,815 students in the 2020-21 school year.

## Capacity

District loading of classrooms (and the data used to calculate capacity in the individual school reports) is 23:1 for grades K-5 and 28:1 for grades 6-12. It should be noted that these are averages throughout an individual school, so individual class sizes may vary, however, these averages are important in determining overall facility capacity.

When determining student capacity at any given elementary school, our assessment identifies all standard classrooms used for regular instruction. Any classroom used as a "flex" or "specialty" classroom are typically pullout programs and do not add to the overall capacity of the campus. At the middle school, all classrooms are considered since any "flex" or "specialty" room will generally be used for planned periods of the day and therefore students in those rooms will not leave other rooms vacant.

It should be noted that various elementary schools have a "flex" classroom in which to pull students out for music, art, science or other specialty programs. Some of these rooms could potentially be used as regular classrooms should the need arise based on increased enrollment. The capacity projections identified in this report consider only the current uses at each campus.











## Facilities Condition Index (FCI)

The reports relative to each campus includes a Facilities Condition Index (FCI). The FCI compares the anticipated 10—year maintenance and replacement cost against the cost of a new building. This comparison is typically used to analyze whether a building should be repaired or replaced. Often a FCI of 20% or more is considered heavy wear.

15% or higher it should be further evaluated as to whether it meets educational or programmatic needs. If it does not, then it becomes a potential candidate for replacement.

FCI For Portables – Special Note

It is important to note that, when it comes to portable buildings, this report compares the cost of renovation against replacement with a permanent structure. We utilize this approach since it is generally preferable, when possible given funding levels, to build permanent buildings rather than to continue reliance on portable buildings which have a shorter overall life-span. This approach tends to lower the FCI for portables by a considerable amount.

If the reader sees an FCI of 25% for a portable this is comparing the cost against building a new permanent building. The equivalent FCI if the portable were to be replaced with a new portable would be, in fact 58% (a factor of 2.3).

It should be noted that the FCI "score" that each building receives should be considered as only one tool for evaluating whether to keep and maintain or replace a building. The ability of any building to meet program needs or goals or whether it poses operations and safety challenges should also be taken into consideration when making these decisions. Once any building has reached an FCI of













MILL VALLEY SCHOOL DISTRICT PRE-PLANNING SURVEY

NOVEMBER 26, 2018



## General Observations

With the modernizations and new construction in 2012 Edna Maguire, Old Mill and Park Elementary schools are in good shape and have, for the most part, general maintenance needs. Both sites would benefit from attention being paid to student support which is spreads out and insufficient for the services that are provided to the students. At Old Mill the portables have generally reached the end of their life and could use replacement. The one portable at Park Elementary has also reached the end of its useful life.

The 2012 modernization at Strawberry Point Elementary School was limited, the fact that this school was re-opened not long before helped to keep the main building at the school in good shape. However the portable complex has seen significant wear and a replacement of these buildings may be necessary.

Tam Valley Elementary School received some upgrades in the 2012 modernization program, however many of the systems were not touched. Coupled with the fact that many of the programs are in portables that are aged and programs are spread out around the campus, this site is a good candidate for some building replacements.

The Mill Valley Middle School buildings are old and in need of maintenance and upgrades at a minimum. While many of the buildings do not rise to the need of many buildings at Tam Valley or Strawberry Point, the group of portables in the center of the campus have reached the end of their useful life and should be replaced at the very least.

From an operational and educational perspective, the primary issue at the Middle School campus is the lack of appropriate spaces for various programs, including: Appropriate maker/CTE space, appropriate art and music spaces, appropriate performance venue and a consolidation and improvement of physical education spaces. There are also operational challenges such as wheelchair access around the main building that should be addressed.



Finally, at the Middle School, the potential site settlement issues is currently unknown. Prior soils reports do not indicate what the impact of any settlement might be and this requires further study. As a result, some building replacements should be considered and a complete master plan for this campus is recommended.







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## **OVERVIEW**

FDNA MAGUIRE ES

## **NEIGHBORHOOD & DEMOGRAPHICS**

Located in the Alto neighborhood of Mill Valley, Edna Maguire Elementary is mainly surrounded by open space preserves, large rural tracts, and single family homes. The school is open for enrollment to any families living in the Mill Valley School District and public school busing is provided to the school. Campus boundaries are Vasco Ct to the North, residential properties to the East, the Mill Valley-Sausalito Path to the West, and Lomita Drive to the South.

Based on the 2017-18 SARC, the student makeup is approximately 74% White, 10.1% Latino, 4.4% Asian, 0.7% American Indian or Alaska Native, 0.3% African American, and 0.3% Native Hawaiian or Pacific Islander. Approximately 10.1% identify as two or more races, 4% are socioeconomically disadvantaged, 3.7% are English learners, and 7.3% are students with disabilities, and 0.3 are in foster care.

### INSTRUCTION

Edna Maguire is one of five elementary schools in the Mill Valley School District, serving students from Kindergarten through 5th grade. Project-based learning serves as the foundation of the school's instructional program. To this end, basic academic instruction is enhanced by immersive arts, global awareness, technology, and environmental programming. The school is home to the Mill Valley Children's Garden, a ½-acre edible school garden and outdoor classroom, staffed by a full-time Garden Educator. The school also fosters a particularly strong special education program through its Learning Center. There is a high level of parent and volunteer support through the school's PTA and KIDDO!.

### **FACILITIES**

Architectural: Edna Maguire Elementary was originally constructed in 1947 and opened in 1956. In 2014, most of the original facilities were demolished and new structures were added. The pre-2014 structures that remain on the school property include the following: four portables (occupied by the Marin Day School), the Maintenance Building, the Maintenance Offices/Taekwondo Institute Building, and Pacific Discovery Building.

At present, Edna Maguire's existing infrastructure has room for approximately 90 additional students. While the majority of buildings are only five years old and are generally in good condition, there are a few issues that should be addressed. Several of the exterior wooden doors and windows of the 1947 buildings (currently occupied by district maintenance offices and Pacific Discovery School) are deteriorating and due for replacement. The rooftops are also nearing the end of their life. Coating the rooftops with an elastomeric sealant to extend the roof life span has already begun and will continue into next year.



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**EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY** 



## **OVERVIEW**

## **EDNA MAGUIRE ES**

MEPF: The Edna McGuire MEFP systems are from 2014 and are operating well. Providing cooling capability to classrooms is highly recommended, particularly spaces with west or south facing windows. Currently, Building A is the only building equipped with air conditioning. To this end, a further engineering study would 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 reconfigure the HVAC system is also included. The HVAC equipment at the portables was not available for inspection. Roof mounted HVAC equipment on the 1947 buildings are nearing the end of their lifecycles. Given that neither 1947 building has a fire sprinkler system, the estimated cost of adding these systems is included in this report.

Site: Though the Edna McGuire parking lots, playgrounds and play structures, are largely in fair condition, repair of concrete sidewalks is needed in select locations throughout the site.



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**EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY** 





## DISTRICT CONTEXT MAP & COMMUNITY RESOURCES

DESCRIPTION LOCATION (IN MILL VALLEY)

BOYLE PARK 11 EAST DR

PARK ES 360 BLITHEDALE AVE

STRAWBERRY PARK & 118 E STRAWBERRY DR

RECREATION DISTRICT

MILL VALLEY RECREATION 180 CAMINO ALTO

MILL VALLEY PUBLIC LIBRARY 375 THROCKMORTON AVE

OLD MILL ES 352 THROCKMORTON AVE

TAM VALLEY ES 350 BELL LN

OLD MILL PARK 352 THROCKMORTON AVE

MILL VALLEY MS 425 SYCAMORE AVE

STRAWBERRY PT. ES 117 E STRAWBERRY DR

CAMINO ALTO OPEN SPACE PRESERVE SANDY LN

**LEGEND** 



**EDNA MAGUIRE ES** 



**DISTRICT CONTEXT MAP & COMMUNITY RESOURCES** 

EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY





## **CAMPUS SUMMARY**

SITE INFORMATION	TOTALS
CURRENT AREA	9.1 ACRES
CURRENT PLAYGROUND AREA	1.61 ACRES
CURRENT PLAYFIELD AREA	2.06 ACRES
CURRENT GARDEN AREA	0.45 ACRES
PARKING	126 SPACES

TOTAL CAPACI	ITY			
CLASSROOM S	TATUS	PERMANENT	PORTABLE	TOTALS
AVAILABLE STAND	DARD	25	0	25
AVAILABLE SPECIA CLASSROOMS (SC MUSIC, ART, COM	ZIENCE,	3	0	3
AVAILABLE SPECIA	AL ED.	3	0	3
	TOTALS	31	0	31
STUDENT COU	NT			
CURRENT ENROLL	MENT			537

\* CAPACITY BASED ON CURRENT CLASSROOM OCCUPANCY, DOES NOT TAKE INTO ACCOUNT NEED FOR SPECIAL EDUCATION OR SPECIAL PROGRAMS

**DISTRICT CAPACITY\*** 



**CAMPUS SUMMARY** 

EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY

80 LOMITA DR | MILL VALLEY, CA 94941 | MVSD | NOVEMBER 26, 2018



633



## EXISTING CAMPUS PLAN PERMANENT & PORTABLE BUILDINGS



**PERMANENT** 



PORTABLE



**BUILDING LETTER** 



**BUILDING NUMBER** 



**EXISTING BUILDINGS** 

EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY



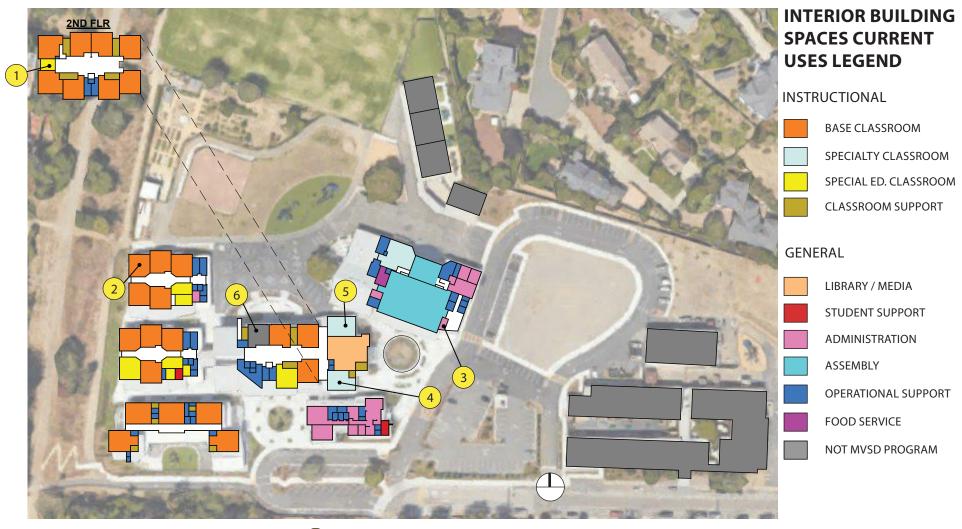
				BUILDING	DATA			
BLDG#	DESCRIPTION	SQ FT	PORT / PERM	YEAR BUILT	YEAR MOD.	10 YR MOD. COST	REPLACE COST	FCI
Α	ADMIN	4,177	PERM	2013	N/A	\$428,973	\$2,945,000	15%
В	MPR / MUSIC	17,991	PERM	2013	N/A	\$507,809	\$12,594,000	4%
C	CLASSROOMS / LIBRARY	31,795	PERM	2013	N/A	\$989,060	\$20,094,000	5%
D	KINDERGARTEN	8,280	PERM	2013	N/A	\$473,134	\$5,531,000	9%
Е	CLASSROOMS / SPED	8,227	PERM	2013	N/A	\$449,506	\$5,199,000	9%
F	CLASSROOMS / SPED	8,227	PERM	2013	N/A	\$412,770	\$5,199,000	8%
1	MARIN DAY SCHOOL		PORT	1996	N/A			
2	MARIN DAY SCHOOL	6,700	PORT	1996	N/A	\$393,156	\$4,234,000	9%
3	MARIN DAY SCHOOL	0,700	PORT	1996	N/A	7373,130	\$ 1,25 1,000	370
4	MARIN DAY SCHOOL		PORT	1996	N/A			
5	MAINTENANCE	3,000	PERM	1990	N/A	\$181,174	\$1,896,000	10%
6	M&O OFFICES / TAEKWONDO	5,000	PERM	1947	N/A	\$632,895	\$3,160,000	20%
7	PACIFIC DISCOVERY SCHOOL	15,000	PERM	1947	N/A	\$1,285,543	\$9,480,000	14%



EXISTING BUILDINGS (CONT.)

EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY







2 Classroom not being used

PE office used as PTA Storage

4 Exploratorium (used for Art)

Art Classroom (currently being used as standard classroom)

6 County SPED



**EXISTING CAMPUS BUILDING USE** 

EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY



## **ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS**





ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS MAP

EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY



## **ARCHITECTURAL ASSESSMENT & RECOMMENDATIONS**

### 1. SITE

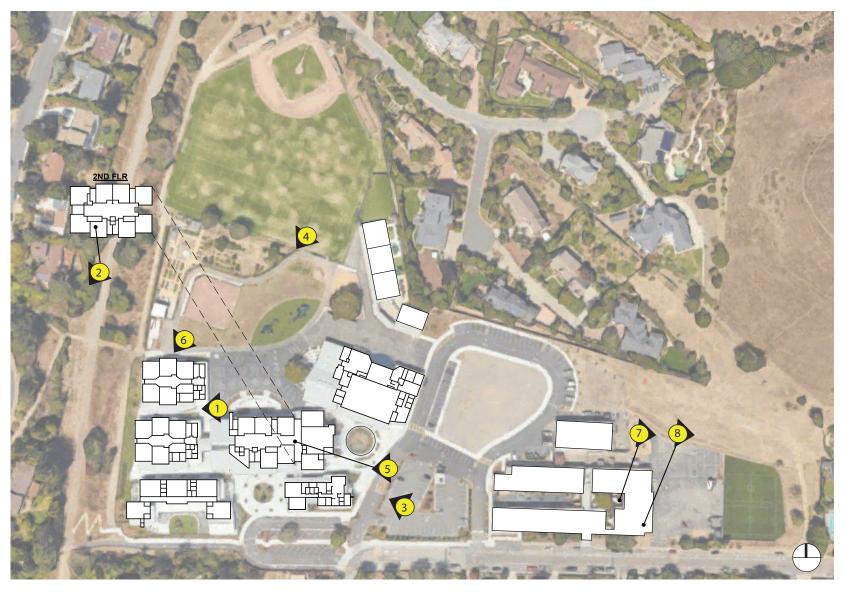
- Consideration should be given to increasing the number of parking spaces as well as providing solar panel shade structures for the vehicles.
- Drainage and water pooling are frequently issues during the rainy season, particularly at door thresholds. Consideration should be given to a study performed by a civil engineer for additional recommendations.
- There are not enough drinking fountains near the outdoor play area; consideration should be given to the addition of water fountains at specific locations.

### 2. BUILDING

- Given the lack of air conditioning in Buildings B-F, consideration should be given to installing shading/ cooling devices that prevent classroom overheating and increase circulation. Shading devices/cooling infrastructure would be particularly effective on the south side of Building C as well as locations where classrooms have west or south facing windows.
- 4 Consideration should be given to sound reverberation issues in Building C's corridors.
- Due to ongoing door hardware issues, consideration should be given to repairing/replacing door hardware at specific locations.
- Refer to EMG assessment for additional recommendations.



## **EXISTING CAMPUS IMAGES**





**IMAGE KEY PLAN** 

EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY





PHOTO - 1 DRAINAGE

Drainage and water pooling are frequently issues during the rainy season, particularly at door thresholds.



PHOTO - 2 CLASSROOM HEAT GAIN Classrooms in Buildings B-F are often

Classrooms in Buildings B-F are often overheated and would benefit from shading devices or cooling infrstructure.



PHOTO - 3 PARKING LOT

Additional parking spaces, as well as solar panel shade structures, are desired for the parking lot.



PHOTO - 4 OUTDOOR AREA

The outdoor play area has few water fountains close by.



PHOTO - 5
BUILDING C CORRIDOR
Sound reverberation issues in Building C's corridors.



PHOTO - 6
DOOR HARDWARE ISSUES
Repairing/replacment needed for door hardware at specific locations.



PHOTO - 7
PACIFIC DISCOVERY EXTERIOR
Deteriorating exterior wooden doors and windows at the 1947 buildings.



PHOTO - 8
PACIFIC DISCOVERY ROOF
Roof work at the 1947s buildings to extend
the roof life span has already begun and will
continue into next year.



**CAMPUS PHOTOS** 

**EDNA MAGUIRE ELEMENTARY: PRE-PLANNING SURVEY** 







## Prepared for:

300 27th Street Marcus Hibser **HY Architects** Oakland, California 94612

# **FACILITY CONDITION ASSESSMENT**

80 Lomita Drive Mill Valley, California 94941 Edna Maguire Elementary School

PREPARED BY:

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Program Manager 800.733.0660 x7613 Matthew Anderson EMG CONTACT:

Date of Report:

November 26, 2018

133750.18R000-001.017

**EMG Project Number:** 

October 15, 2018 On Site Date:

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## 1. Executive Summary

# Property Summary & Assessment Details

	80 Lomita Drive, Marin County, California 2014  Mill Valley School District 100%  HY Architects, Mr. Marcus Hibser 510.446.222 phone mhisber@hy-arch.com email School campus  Twelve Total Buildings: Edna McGuire: Six buildings Marin Day: Three portables Maintenance Building: One building Maintenance Offices: One building Pacific Discovery School: One building October 15, 2018  David Gehman
By	School campus
	Twelve Total Buildings: Edna McGuire: Six buildings Marin Day: Three portables Maintenance Building: One building Maintenance Offices: One building Pacific Discovery School: One building
	October 15, 2018
	David Gehman
	Kay van der Have
	Kathleen Sullivan for Matthew Anderson Program Manager <u>manderson@emgcorp.com</u>

2014	8,227	Building E (Classrooms)
2014	8,280	Building D (Kindergarten)
2014	31,795	Building C (Library)
2014	17,991	Building B (Multipurpose Room)
2014	4,177	Building A (Administration)
Built/Renovated	Gross Square Footage	Building Name

	108,397	Total SF
1947	15,000	Pacific Discovery School
1947	5,000	Maintenance Offices
1990	3,000	Maintenance Building
1996	6,700	Portables, Marin Day Schools
2014	8,277	Building F (Classrooms)
Built/Renovated	Gross Square Footage	Building Name

## **Unit Allocation**

89,000 square feet of the property are occupied by Mill Valley School District. 6,700 square feet are occupied by Marin Day Schools and 15,000 square feet are occupied by Pacific Discovery School. The spaces are a combination of library, multipurpose room, offices and classrooms with supporting restrooms, mechanical and other utility spaces.

## Areas Observed

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

## Key Spaces Not Observed

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

- Edna McGuire: Mechanical spaces, throughout the buildings, lack of ladder or other means of access
- Portables, Marin Day Schools: mechanical spaces, no keys available

# Significant/Systemic Findings or Deficiencies

## **Historical Summary**

maintenance offices. School, and the Taekwondo Institute and the Pacific Discovery Institute now occupied by the district The structures that remain from the original school are the four portables now occupied by the Marin Day The original Edna Maguire Elementary School was mostly demolished and new structures added in 2014.

## Architectural

The new structures are steel framed, have mostly asphalt shingle roofs, aluminum framed double glazed windows and painted stucco exteriors. Most interior and exterior finishes at the portables were replaced in 2014. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

is scheduled for the coming year. This should add several years to the expected useful life of the roofs past year, approximately half of the roof area has been painted with an elastomeric sealant, and the other half replacement. The flat roofs are finished with modified bitumen, which is nearing the end of its life. have been painted within the past five years. About half of the windows are the original wood units and need The 1947 building is wood framed with slab on grade. The exterior stucco is in fair condition and it appears to Within the

# Mechanical, Electrical, Plumbing & Fire (MEPF)

uncomfortably warm. An engineering study on how to supply air conditioning is recommenced. well as the estimated cost is budgeted. conditioning is Building A (Administration). Classrooms with west or south facing windows reportedly become The Edna McGuire MEFP systems are four years old, and are in good condition. The only building with air The study as

The HVAC equipment at the portables was not available for inspection

estimated cost of adding a fire sprinkler system has been budgeted. Roof mounted HVAC equipment on the 1947 building is still functioning. Replacement can be anticipated in the near term. The building is protected by a fire alarm system. It does not have a fire sprinkler system. The

## Site

is budgeted. The Edna McGuire parking lots, playgrounds and play structures, are in fair condition. Life cycle replacement

## **Recommended Additional Studies**

engineer must be retained to analyze the existing condition, provide recommendations and, if necessa estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. budgetary cost allowance to replace the existing mechanical equipment is also included 'Edna McGuire's south and west facing classrooms become uncomfortably hot. A professional mechanical and, if necessary,

# Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement

	FCI Ranges and Description
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 - 60%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
60% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year 10-Year	10-Year
Edna McGuire Elementary - Overall School	\$646	108,397	\$70,034,813	0.3%	2.6%	4.5%	8.7%
Edna McGuire Elementary / Building A, Administration	\$705	4,177	\$2,944,785	0.0%	0.8%	2.0%	14.6%
Edna McGuire Elementary / Building B, Multi Purpose Room	\$700	17,991	\$12,593,700	0.0%	0.0%	1.6%	4.0%
Edna McGuire Elementary / Building C, Library & Classrooms	\$632	31,795	\$20,094,440	0.0%	0.3%	2.9%	5.0%
Edna McGuire Elementary / Building D, Kindergarten	\$632	8,280	\$5,232,960	0.0%	0.2%	1.4%	9.0%
Edna McGuire Elementary / Building E, Classrooms	\$632	8,227	\$5,199,464	0.0%	0.6%	3.9%	8.6%
Edna McGuire Elementary / Building F, Classrooms	\$632	8,227	\$5,199,464	0.0%	0.2%	2.3%	3.1%
Edna McGuire Elementary / Maintenance Building	\$632	3,000	\$1,896,000	0.0%	1.2%	2.5%	9.6%
Edna McGuire Elementary / Maintenance Offices-Taikwondo	\$632	5,000	\$3,160,000	2.9%	14.9%	15.1%	20.5%
Edna McGuire Elementary / Pacific Discovery School	\$632	15,000	\$9,480,000	1.0%	4.9%	6.8%	13.8%
Edna McGuire Elementary / Portables, Marin Day Schools	\$632	6,700	\$4,234,000	0.0%	1.5%	1.8%	9.3%

from the assessment include: strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall

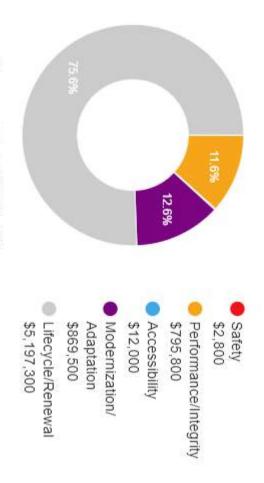
## Immediate Needs

1079656	1094424	1079708	1079665	1094421	1094420	1079700	1079694	1078527	1078537	1094045	1094418	1078526	1094422	1094423	1094419	Ð	Edna McGu	Total:	Edna McG	Facility/Building
Edna McGuire Elementary / Pacific Discovery School	Edna McGuire Elementary / Building C. Library & Classrooms	Edna McGuire Elementary / Site	Edna McGuire Elementary	Edna McGuire Elementary / Building E. Classrooms	Edna McGuire Elementary / Building D, Kindergarten	Edna McGuire Elementary / Pacific Discovery School	Edna McGuire Elementary / Pacific Discovery School	Edna McGuire Elementary / Maintenance Offices / Talkwondo	Edna McGuire Elementary / Maintenance Offices / Taikwondo	Edna McGuire Elementary / Pacific Discovery School	Edna McGuire Elementary	Edna McGuire Elementary / Maintenance Offices / Taikwondo	Edna McGuire Elementary / Building C, Library & Classrooms	Edna McGuire Elementary	Edna McGuire Elementary / Building F, Classrooms	Location	Edna McGuire Elementary		Edna McGuire Elementary	ilding
/ Pacific Discovery School	/ Building C. Library &	/ Site	Edna McGuire Elementary / Pacific Discovery School	/ Building E. Classrooms	/ Building D, Kindergarten	/ Pacific Discovery School	/ Pacific Discovery School	/ Maintenance Offices /	/ Maintenance Offices /	/ Pacific Discovery School	Edna McGuire Elementary / Portables, Marin Day Schools	/ Maintenance Offices /	/ Building C, Library &	Edna McGuire Elementary / Building B, Mutti Purpose Room D3049	/ Building F, Classrooms					
D5012	P000X	G2031	D5012	D3049	D3049	D5012	B2021	D2011	D2014	B3011	D3049	82021	D3049	D3049	D3049	Code				
Switchboard, 400 AMP, Replace	Engineer, Mechanical/HVAC, General	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Distribution Panel, 200 AMP, Replace	Air-Conditioning System, School, Install	Air-Conditioning System, School, Install	Distribution Panel, 250 AMP, Replace	Window, SF, Replace	Tollet, Tankless (Water Closet), Replace	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	Roof, Cool Reflective Coating	Air-Conditioning System, School, Install	Window, 24 SF, Replace	Air-Conditioning System, School, Install	Air-Conditioning System, School, Install	Air-Conditioning System, School, Install	Description				
30	(No Lifespan)	30	30	20	20	30	30	20	20	10	20	30	20	20	20	Lifespan		\$1	SI	0
Poor	N N	Failed	Poor	N N	NA.	Poor	Poor	Poor	Falled	Poor	Z A	Poor	Ä	Ä	NA.	Conditio		\$1,036,721	\$1,036,721	Total Cost
Modernization/Adaptation	PerformanceIntegrity	Safety	Modernization/Adaptation	Modernization/Adaptation	Modernization/Adaptation	Modernization/Adaptation	PerformanceIntegrity	Accessibility	Accessibility	Performance/Integrity	Modernization/Adaptation	Modernization/Adaptation	Modernization/Adaptation	Modernization/Adaptation	Modernization/Adaptation	Condition Plan Type Sci				
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Priority Score				
\$36,647	\$9,617	\$2,811	\$11,698	\$60,590	\$66,582	\$11,764	\$11,716	\$5,994	\$5,994	0.00 \$304,695	\$44,610	\$81,156	0.00 \$213,062	0.00 \$109,194	\$60,590	Cost		16	16	Total Items

## 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.

	Lifecycle/Renewal	Retrofit/Adaptation	Environmental	Accessibility	Performance/Integrity	Safety		
Plan Type Distribution (by Cost)	Any component or system in which future repair or replacement is anticipated beyond the next several years or is of minimal substantial early-term consequence.	Components, systems, or spaces that are recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.	Improvements to air or water quality, including removal of hazardous materials from the building or site.	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.	Plan Type Descriptions	



Ten year total: \$6,877,400

## 2 Building A (Administration) Summary



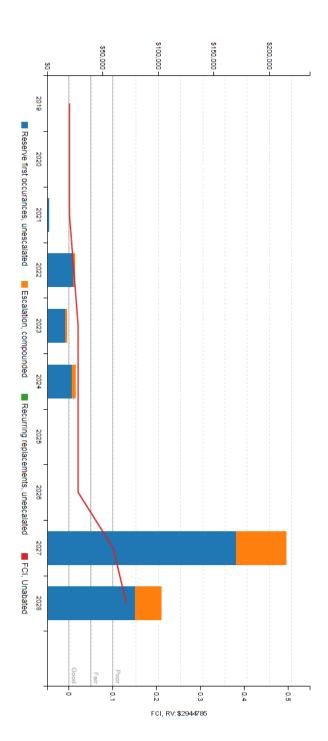


Walls: Painted gypsum board and vinyl wall covering Floors: Carpet, sheet vinyl, ceramic tile, Ceilings: Painted gypsum board, ACT
Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane
Building A (Administration) Information

	None	Key Issues and Findings
	None	Equipment/Special
Excellent	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fire Alarm
	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: Inverter for lights	Electrical
	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fire Suppression
	Individual heat pump units Supplemental components Ductless split-systems	HVAC
	Building A (Administration) Information	

# FCI Analysis: Edna McGuire Elementary Building A, Administration

Replacement Value: \$ 2,944,785; Inflation rate: 3.0%



System		Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade				\$20,700		\$27,800	\$48,500
Roofing		•	\$5,400			\$49,900	\$55,300
Interiors			\$16,500	\$14,500	\$49,000	\$174,500	\$254,600
Plumbing					\$8,400	\$88,000	\$96,500
Fire Suppression					\$8,000		\$8,000
HVAC					\$138,300		\$138,300
Electrical					\$83,800	\$121,100	\$204,800
Fire Alarm & Comm					\$38,000	, 	\$38,000
TOTALS			\$21,900	\$35,200	\$325,500	\$461,300	\$844,000
Interior Finishes							
Location/Space	Finish				Condition		Qty (SF)
	Floor	Vinyl Sheeting			Good		3,500
	Floor	Carpet Standard-Cor	Carpet Standard-Commercial Medium-Traffic		Good		2,000
Throughout	Ceiling	Suspended Acoustical Tile (ACT)	al Tile (ACT)		Good		1,600
	Wall	Laminated Paneling			Good		600
	Wall	Ceramic Tile			Good		960
Throughout building	Ceiling	Exposed/Generic			Good		2,500
	Ceiling	Suspended Acoustical Tile (ACT)	al Tile (ACT)		Good		3,000
	Wall	Generic Surface			Good		600
					1		1
Plumbing							
Location/Space		Asset			Condition		Qty
		Drinking Fountain, Refrigerated	erated		Good		ω
throughout		Drinking Fountain, Refrigerated	erated		Good		_
		Toilet, Tankless (Water Closet)	loset)		Good		C5
Location/Space	Δεερί				0	Condition	O <del>t</del> v
Closet	Directless St	Ductless Split System 2.5 - 3 TON [No tag/plate found]	o tag/plate found1		Ð	Fair	_
Office	Fan Coil Ur	Fan Coil Unit, 3.5 - 5 TON [Fcx9A]			· Θ	Good	_
Throughout building	Ductless Sp	Ductless Split System, .75 - 1 TON [No tag/plate found]	o tag/plate found]		9	Good	5
Utility closet	Heat Pump	Heat Pump, 12 TON [VRS-A]			Q	Good	_
	Heat Pump	Heat Pump, 6 - 10 TON [No tag/plate found]	found]		9	Good	_

## <u>ယ</u> Building B (Multi Purpose **Building) Summary**





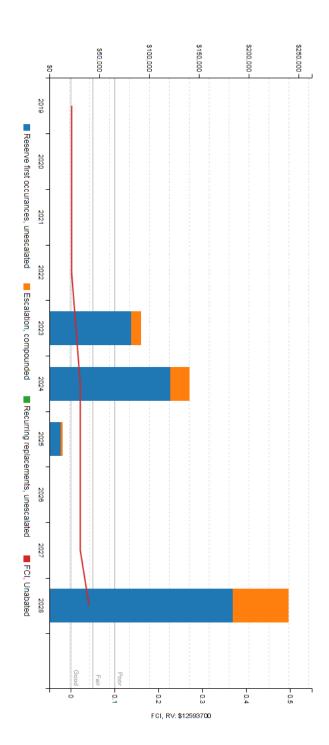
Plumbing Cop Elec	Elevators Who	Interiors Wal Floc Ceil	Roof Prin Sec	Façade Stu	Structure Stee	System Des	Number of Stories One	Building Size 16,4	Constructed/ 2014 Renovated	Address 80 L	
Copper supply and cast iron waste and venting Electric water heater	Wheelchair lift	Walls: Painted gypsum board, sound board and vinyl wall covering Floors: Carpet, sheet vinyl, maple sports floor Ceilings: Painted gypsum board, ACT	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Stucco with aluminum windows	Steel frame on a concrete slab	Description		16,400 SF	4	80 Lomita Drive, Mill Valley, California	Building B MPR Information
Good	Good	Good	Good	Good	Excellent	Condition					

9

Key Issues and No air conditioning	Equipment/Special Kitchen equipment	Fire Alarm Alarm pa emergen	Electrical Source a Interior Li	Fire Suppression Wet-pipe	HVAC	
nditioning	quipment	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: Inverter for lights	Wet-pipe sprinkler system; hydrants, fire extinguishers	Individual gas fired furnace units	Building B MPR Information
		Good	Good	Good	Good	

# FCI Analysis: Edna McGuire Elementary Building B, Multi Purpose Room

Replacement Value: \$ 12,593,700; Inflation rate: 3.0%



					SS	Interior Finishes
\$1,605,500	\$1,039,200	\$267,100	\$190,100		\$109,200	TOTALS
\$188,900	\$126,100		\$62,900		nt -	Site Development
\$13,900		\$13,900			al -	Equipment/Special
\$158,800	\$118,400	\$40,400			nm -	Fire Alarm & Comm
\$84,300		\$84,300	1	1		Electrical
\$214,600	\$83,400	\$22,000			\$109,200	HVAC
						Fire Suppression
\$159,900	\$140,700	\$8,100	\$11,100			Plumbing
						Elevators
\$381,700	\$258,600	\$98,400	\$24,700			Interiors
\$206,000	\$198,800		\$7,200			Roofing
\$197,400	\$113,200		\$84,200			Facade
TOTAL	Long Term (20 yr)	Med Term (10 yr)	Near Term (5 yr)	Short Term (3 yr)	Immediate	System

Location/Space	Finish		Condition Qty (SF)	SF)
	Floor	Vinyl Sheeting	Good 3	500
Restrooms	Floor	Carpet Standard-Commercial Medium-Traffic	Good 2	2,000
	Ceiling	Suspended Acoustical Tile (ACT)	Good 1	600
Throughout building	Wall	Laminated Paneling	Good	600

## Plumbing

l ocation/Space	Asset	Condition
	Drinking Fountain, Refrigerated	Good
throughout	Drinking Fountain, Refrigerated	Good
Restrooms	Toilet, Tankless (Water Closet)	Good
	Toilet, Tankless (Water Closet)	Good
	Waterless Urinal, Vitreous China	Good

## Mechanical Systems

Location/Space	Asset	Condition	Qty
Closet	Ductless Split System, 2.5 - 3 TON [No tag/plate found]	Fair	_
	Fan Coil Unit, 3.5 - 5 TON [Fcx9A]	Good	_
	Ductiess Split System, .75 - 1 TON [No tag/plate found]	Good	Sī
	Heat Pump, 12 TON [VRS-A]	Good	_
Throughout building	Heat Pump, 6 - 10 TON [No tag/plate found]	Good	_
	Exhaust Fan, 470 CFM [F-1B]	Good	_
	Exhaust Fan, 70 CFM [F-4B thru 9B]	Good	6

# 4. Building C Library Summary



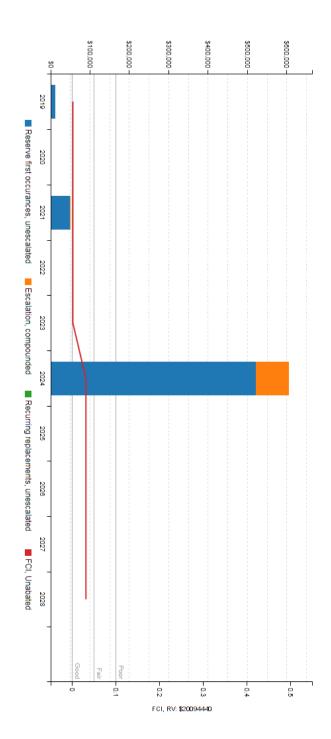


Plumbing	Elevators	Interiors	Roof	Façade	Structure	System	Number of Stories	Building Size	Constructed/ Renovated	Address	
Copper supply and cast iron waste and venting Electric water heaters	Hydraulic: One car serving two floors	Walls: Painted gypsum board, sound board and vinyl wall covering Floors: Carpet, sheet vinyl, sealed concrete Ceilings: Painted gypsum board, ACT	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Stucco with aluminum windows	Steel frame on a concrete slab	Description	Two	31,200 SF	2014	80 Lomita Drive, Mill Valley, California	Building C, Library Information
Good	Good	Good	Good	Good	Good	Condition					

Key Issues and Findings	Equipment/Special	Fire Alarm	Electrical	Fire Suppression	HVAC	
No air conditioning	None	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: Emergency light inverter	Wet-pipe sprinkler system; hydrants, fire extinguishers	Individual furnace units	Building C, Library Information
	i	Good	Good	Good	Good	

# FCI Analysis: Edna McGuire Elementary Building C, Library & Classrooms

Replacement Value: \$ 20,094,440; Inflation rate: 3.0%



\$3,097,500	\$1,978,800	\$358,600	\$495,900	\$41,400	\$222,700	TOTALS
\$9,600					es \$9,600	Follow-up Studies
\$265,600	\$225,200	\$40,400			mm -	Fire Alarm & Comm
\$101,200	\$8,400	\$86,500	\$6,300			Electrical
\$403,800	\$105,200	\$85,500			\$213,100	HVAC
					-	Fire Suppression
\$279,900	\$260,700	\$8,100	\$11,100			Plumbing
\$15,900		\$15,900				Elevators
\$1,447,300	\$886,900	\$122,200	\$396,800	\$41,400		Interiors
\$382,600	\$382,600					Roofing
\$191,600	\$109,800		\$81,700			Facade
TOTAL	Long Term (20 yr)	Med Term (10 yr)	Near Term (5 yr)	Short Term (3 yr)	Immediate	System

Interior Finishes				
Location/Space	Finish		Condition	Qty (SF)
	Floor	Vinyl Sheeting	Good	3,500
Restrooms	Floor	Carpet Standard-Commercial Medium-Traffic	Good	2,000
	Ceiling	Suspended Acoustical Tile (ACT)	Good	1,600
Throughout building	Wall	Laminated Paneling	Good	600
	Ceiling	Gypsum Board/Plaster	Good	5,000
	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	28,000
	Wall	Generic Surface	Good	18,200
	Wall	Laminated Paneling	Good	2,500

Plumbing		
Location/Space	Asset	Condition Qty
	Drinking Fountain, Refrigerated	Good 3
	Drinking Fountain, Refrigerated	Good 1
	Toilet, Tankless (Water Closet)	Good 5
Throughout building	Toilet, Tankless (Water Closet)	Good 7
Utility closet	Waterless Urinal, Vitreous China	Good 3
Mechanical Systems		

ocation/Space	Asset	Condition (	Ŧ
loset	Ductless Split System, 2.5 - 3 TON [No tag/plate found]	Fair	<u></u>
	Fan Coil Unit, 3.5 - 5 TON [Fcx9A]	Good	_
	Ductless Split System, .75 - 1 TON [No tag/plate found]	Good	O
	Heat Pump, 12 TON [VRS-A]	Good	_
	Heat Pump, 6 - 10 TON [No tag/plate found]	Good	_
	Exhaust Fan, 470 CFM [F-1B]	Good	_
	Exhaust Fan, 70 CFM [F-4B thru 9B]	Good	6
	Exhaust Fan, 380 CFM [F2-2C, 3C, 6C, 7C]	Good	4
	Exhaust Fan, 420 CFM [F2-1C,4C,5C,8C]	Good	4
	Exhaust Fan, 70 CFM [F1-1CTHRU5C]	Good	01
	Exhaust Fan, 70 CFM [F2-16C]	Good	_
	Furnace, Gas, 51 to 100 MBH [FU1- 10C, 11C, 12C]	Good	ω
	Furnace, Gas, 51 to 100 MBH [FU1-1C THRU 5C]	Good	5
	Furnace, Gas, 51 to 100 MBH [FU1-6C,7C]	Good	2
	Furnace, Gas, 51 to 100 MBH [FU1-8C, 9C]	Good	2

## 5. Building D, Kindergarten Summary



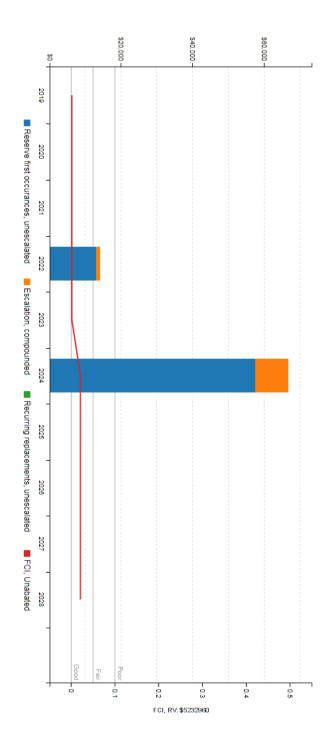


Elevators	Interiors	Roof	Façade	Structure	System	Number of Stories	Building Size	Constructed/ Renovated	Address	
None	Walls: Painted gypsum board, sound board and vinyl wall covering Floors: Carpet, sheet vinyl, sealed concrete Ceilings: Painted gypsum board, ACT	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish	Stucco with aluminum windows	Steel frame on a concrete slab	Description	One	10,000 SF	2014	80 Lomita Drive, Mill Valley, California	Building D, Kindergarten Information
Good	Good	Good	Fair	Excellent	Condition					

Key Issues and No air conditioning Findings	Equipment/Special None	Fire Alarm Alarm panel, smoke detectors, a emergency lights, and exit signs	Electrical Source and Distributi Interior Lighting: LED Emergency: Emerger	Fire Suppression Wet-pipe sprink	HVAC Individual furnace units	Plumbing Copper supply and ca Electric water heaters
ng		Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: Emergency light inverter	Wet-pipe sprinkler system; hydrants, fire extinguishers	e units	Copper supply and cast iron waste and venting Electric water heaters
	;	Good	Good	Good	Good	Good

# FCI Analysis: Edna McGuire Elementary Building D, Kindergarten

Replacement Value: \$ 5,232,960; Inflation rate: 3.0%



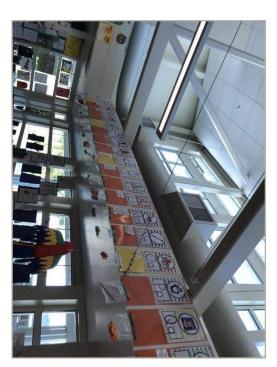
\$1,207,300	\$726,400	\$348,200	\$54,700	\$11,500	\$66,600	TOTALS
\$112,500	\$72,200	\$40,400			m -	Fire Alarm & Comm
\$114,100	\$27,500	\$86,500				Electrical
\$146,400	\$43,800	\$36,000			\$66,600	HVAC
\$7,100		\$7,100				Fire Suppression
\$267,300	\$186,800	\$80,600				Plumbing
\$353,800	\$228,900	\$97,600	\$15,800	\$11,500		Interiors
\$123,000	\$119,600		\$3,400			Roofing
\$83,100	\$47,600		\$35,500			Facade
TOTAL	Long Term (20 yr)	Med Term (10 yr)	Near Term (5 yr)	Short Term (3 yr)	Immediate	System

Interior Finishes				
Location/Space	Finish		Condition	Qty (SF
	Floor	Vinyl Sheeting	Good	3,500
Restrooms	Floor	Carpet Standard-Commercial Medium-Traffic	Good	2,000
	Ceiling	Suspended Acoustical Tile (ACT)	Good	1,600
Throughout building	Wall	Laminated Paneling	Good	600
	Ceiling	Gypsum Board/Plaster	Good	5,000
	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	28,000

Plumbing			
Location/Space	Asset	Condition	Qty
	Drinking Fountain, Refrigerated	Good	<sub>ω</sub>
	Drinking Fountain, Refrigerated	Good	1
Throughout building	Toilet, Tankless (Water Closet)	Good	S
Mechanical Systems			
Location/Space	Asset	Condition	Qty
Closet	Ductless Split System, 2.5 - 3 TON [No tag/plate found]	Fair	_
	Fan Coil Unit, 3.5 - 5 TON [Fcx9A]	Good	_
	Ductless Split System, .75 - 1 TON [No tag/plate found]	Good	5

## 6. Building E, Classrooms Summary



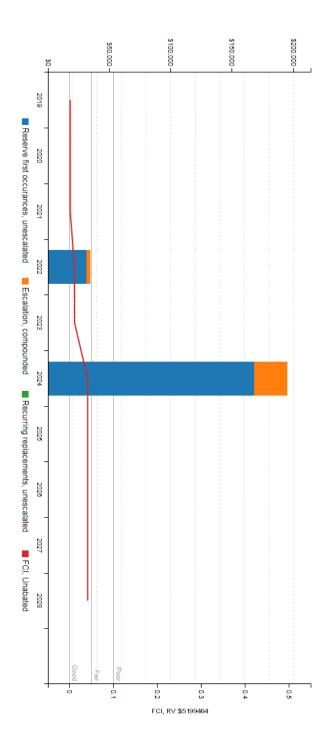


Plumbing	Elevators	Interiors	Roof	Façade	Structure	System	Number of Stories	Building Size	Constructed/ Renovated	Address	
Copper supply and cast iron waste and venting Electric water heaters	None	Walls: Painted gypsum board, sound board and vinyl wall covering Floors: Carpet, sheet vinyl, sealed concrete Ceilings: Painted gypsum board, ACT	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Stucco with aluminum windows	Steel frame on a concrete slab	Description	One	9,100 SF	2014	80 Lomita Drive, Mill Valley, California	Building E, Classrooms Information
Good	1	Good	Good	Good	Excellent	Condition					

Key Issues and N	Equipment/Special N	Fire Alarm A	Electrical S.	Fire Suppression W	HVAC	
No air conditioning	None	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: Emergency light inverter	Wet-pipe sprinkler system; hydrants, fire extinguishers	Individual furnace units	Building E, Classrooms Information
	ŀ	Good	Good	Good	Good	

# FCI Analysis: Edna McGuire Elementary Building E, Classrooms

Replacement Value: \$ 5,199,464; Inflation rate: 3.0%



System	Immediate	Short Term	Near Term	Med Term	Long Term	TOTAL
00000			*44 000		***************************************	*00
Tacade	1		\$41,900	1	\$56,200	\$98,100
Roofing			\$25,800		\$67,800	\$93,600
Interiors	•	\$28,100	\$80,900	\$64,600	\$353,000	\$526,600
Plumbing			\$11,100	\$2,500	\$139,300	\$152,900
Fire Suppression	•	•	•	•		
HVAC	\$60,600			\$22,700	\$52,600	\$135,800
Electrical		•	•	\$86,500		\$86,500
Fire Alarm & Comm				\$40,400	\$66,400	\$106,800
TOTALS	\$60,600	\$28,100	\$159,700	\$216,700	\$735,300	\$1,200,300
Interior Finishes						

Location/Space	Finish		Condition	Qty (SF)
	Floor	Vinyl Sheeting	Good	3,500
Restrooms	Floor	Carpet Standard-Commercial Medium-Traffic	Good	2,000
throughout	Ceiling	Suspended Acoustical Tile (ACT)	Good	1,600
Throughout building	Wall	Laminated Paneling	Good	600
	Ceiling	Gypsum Board/Plaster	Good	5,000
	Floor	Carpet Standard-Commercial Medium-Traffic	Fair	28,000

Dlumbina			
Plumbing			
Location/Space	Asset	Condition	Qty
	Drinking Fountain, Refrigerated	Good	ω
	Drinking Fountain, Refrigerated	Good	_
	Toilet, Tankless (Water Closet)	Good	S
Throughout building	Drinking Fountain, Refrigerated	Fair	_
Utility closet	Water Heater, 10 GAL [No tag/plate found]	Good	_

### Mechanical Systems

Location/Space	Asset	Condition	Qty
Closet	Ductless Split System, 2.5 - 3 TON [No tag/plate found]	Fair	_
	Fan Coil Unit, 3.5 - 5 TON [Fcx9A]	Good	_
	Ductless Split System, .75 - 1 TON [No tag/plate found]	Good	5
	Exhaust Fan, 280 CFM [F-13E, 14E]	Good	_
	Exhaust Fan, 330 CFM [F-8E]	Good	_
	Exhaust Fan, 380 CFM [F-1E THRU 5E]	Good	_
	Exhaust Fan, 70 CFM [F-10E, 11E,12E]	Good	_
	Furnace, Gas, 51 to 100 MBH [FU 1E THRU 5E]	Good	Ö
	Furnace, Gas, 51 to 100 MBH [FU-6E]	Good	_
Classrooms	Exhaust Fan, 180 CFM [F-6F]	Good	_
	Exhaust Fan, 70 CFM [F-10F, 11F,12F]	Good	_

### 7. Building Ή, Classrooms Summary



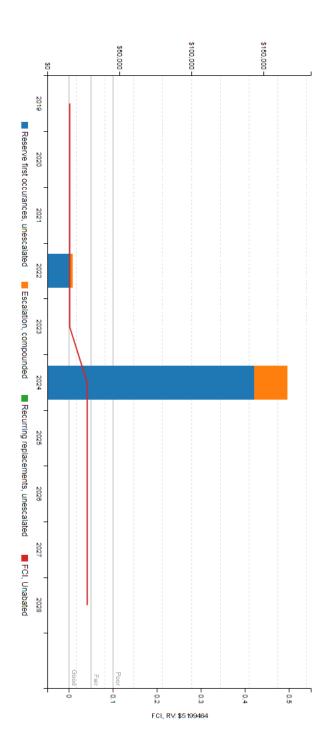


Good	Copper supply and cast iron waste and venting Electric water heaters	Plumbing
	None	Elevators
Good	Walls: Painted gypsum board, sound board and vinyl wall covering Floors: Carpet, sheet vinyl, sealed concrete Ceilings: Painted gypsum board, ACT	Interiors
Good	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Roof
Good	Stucco with aluminum windows	Façade
Excellent	Steel frame on a concrete slab	Structure
Condition	Description	System
	One	Number of Stories
	9,100 SF	Building Size
	2014	Constructed/ Renovated
	80 Lomita Drive, Mill Valley, California	Address
	Building F, Classrooms Information	

Key Issues and No air	Equipment/Special None	Fire Alarm Alarm emerg	Electrical Source Interice	Fire Suppression Wet-p	HVAC	
No air conditioning		Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: Emergency light inverter	Wet-pipe sprinkler system; hydrants, fire extinguishers	Individual furnace units	Building F, Classrooms Information
	:	Good	Good	Good	Good	

# FCI Analysis: Edna McGuire Elementary Building F, Classrooms

Replacement Value: \$ 5,199,464; Inflation rate: 3.0%



		Immediate	Short Term	Near Term	Med Term	Long Term	
System			(3 yr)	(5 yr)	(10 yr)	(20 yr)	TOTAL
Facade				\$41,900		\$56,200	\$98,100
Roofing				\$2,600		\$36,500	\$39,100
Interiors			\$14,100	\$80,900	\$64,600	\$312,600	\$472,200
Plumbing				\$11,100	\$8,100	\$139,300	\$158,500
Fire Suppression							
HVAC		\$60,600			\$19,100	\$52,600	\$132,300
Electrical					\$86,500		\$86,500
Fire Alarm & Comm					\$40,400	\$72,200	\$112,500
TOTALS		\$60,600	\$14,100	\$136,500	\$218,700	\$669,400	\$1,099,200
Interior Finishes							
Location/Space	Finish				Cor	Condition	Qty (SF)
	Floor	Vinyl Sheeting			Good	d	3,500
Restrooms	Floor	Carnet Standard-Co	Carnet Standard-Commercial Medium-Traffic		Good	ď	2 000

Location/Space Restrooms	Floor Floor Ceiling	Vinyl Sheeting Carpet Standard-Commercial Medium-Traffic Suspended Acoustical Tile (ACT)	Good Good
	Ceiling	Suspended Acoustical Tile (ACT)	Good
	Wall	Laminated Paneling	Good
	Ceiling	Gypsum Board/Plaster	Good

- Idilibilig			
Location/Space	Asset	Condition	¥
	Drinking Fountain, Refrigerated	Good	ω
	Drinking Fountain, Refrigerated	Good	_
	Toilet, Tankless (Water Closet)	Good	5
Throughout building	Drinking Fountain, Refrigerated	Fair	<u></u>
Utility closet	Water Heater, 10 GAL [No tag/plate found]	Good	_

Mechanical Systems			
Location/Space	Asset	Condition	Qty
Closet	Ductless Split System, 2.5 - 3 TON [No tag/plate found]	Fair	_
	Fan Coil Unit, 3.5 - 5 TON [Fcx9A]	Good	_
	Ductless Split System, .75 - 1 TON [No tag/plate found]	Good	51
	Exhaust Fan, 280 CFM [F-13E, 14E]	Good	_
	Exhaust Fan, 330 CFM [F-8E]	Good	_
	Exhaust Fan, 380 CFM [F-1E THRU 5E]	Good	_
	Exhaust Fan, 70 CFM [F-10E, 11E,12E]	Good	_
	Furnace, Gas, 51 to 100 MBH [FU 1E THRU 5E]	Good	51
	Furnace, Gas, 51 to 100 MBH [FU-6E]	Good	_

\*

## 8. Portables- Marin Day Schools Summary



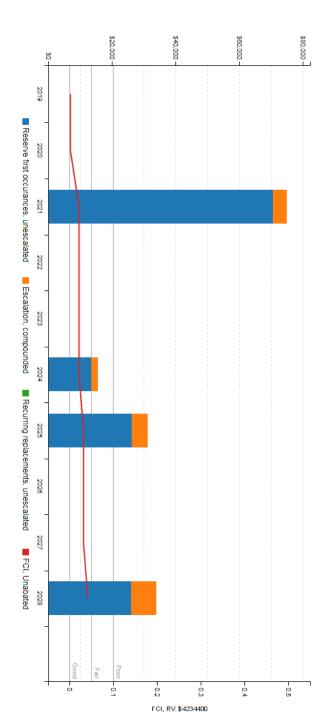


Plumbing	Elevators	Interiors	Roof	Façade	Structure	System	Number of Stories	Building Size	Constructed/ Renovated	Address	
Copper supply and cast iron waste and venting Water heaters – no information available	None	Walls: Painted gypsum board Floors: Carpet, sheet vinyl Ceilings: ACT	Primary: Flat construction with metal finish	Painted wood with aluminum windows	Light weight wood frame structure on T footings	Description	One	6,700 SF	1995	80 Lomita Drive, Mill Valley, California	Portables- Marin Day Schools Information
Fair	ŀ	Good	Fair	Good	Fair	Condition					

	Portables- Marin Day Schools Information	
HVAC	Individual furnace units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, Emergency: None	1.1.1.1.1.1
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	:
Key Issues and Findings	No air conditioning, only one furnace was seen, there are likely more. heaters were observed.	more. No water

# FCI Analysis: Edna McGuire Elementary Portables, Marin Day Schools

Replacement Value: \$ 4,234,400; Inflation rate: 3.0%



System	Immediate	Short Term (3 yr)	Near Term (5 vr)	Med Term (10 vr)	Long Term (20 yr)	TOTAL
Facade	-		\$9,800		\$13,200	\$23,100
Roofing			\$2,900	\$173,300	\$3,900	\$180,000
Interiors				\$74,400	\$45,900	\$120,300
Plumbing				\$5,300	\$37,400	\$42,600
HVAC	\$44,600			\$7,300		\$51,900
Electrical		\$61,400		\$15,300		\$76,700
Fire Alarm & Comm	,				\$11,500	\$11,500
Site Lighting		,			\$10,000	\$10,000
Site Development					\$38,900	\$38,900
TOTALS	\$44,600	\$61,400	\$12,700	\$275,600	\$160,800	\$555,000
Interior Finishes						
Location/Space Finish	-			Condition		Qty (SF)
Floor	Vinyl Sheeting			Good		3,500
Floor	Carpet Standard-Con	Carpet Standard-Commercial Medium-Traffic		Good		2,000
Throughout Ceiling	Suspended Acoustical Tile (ACT)	al Tile (ACT)		Good		1,600
Plumbing						
Location/Space	Asset			Condition		Qty
	Drinking Fountain, Refrigerated	gerated		Good		w
throughout	Drinking Fountain, Refrigerated	gerated		Good		<u></u>
Mechanical Systems						
Location/Space Asset	et			0	Condition	Qty
Closet Duci	Ductless Split System, 2.5 - 3 TON [No tag/plate found]	tag/plate found]		77	Fair	_
:						

# 9. Maintence Building Summary



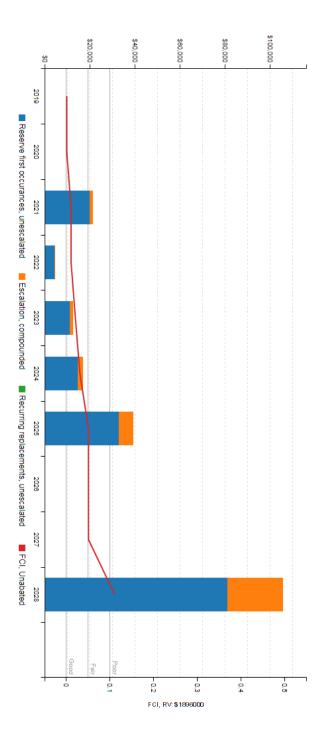


Elevators None	Interiors Walls: Floors Ceiling	Roof Primar	Façade Metal :	Structure Steel f	System Description	Number of Stories Two	Building Size 3,000 SF	Constructed/ 1980 Renovated	Address 80 Lor	
	Walls: Painted gypsum board and Unfinished Floors: VCT, Unfinished Ceilings: Painted gypsum board, Unfinished/exposed	Primary: Gable construction with metal finish	Metal siding with aluminum windows	Steel frame structure on concrete slab	ption		SF		80 Lomita Drive, Mill Valley, California	Maintenance Building Information
:	Fair	Fair	Fair	Fair	Condition					

	None	Key Issues and Findings
1	None	Equipment/Special
Fair	Alarm panel, smoke detectors, alarms, strobes, pull stations and exit signs	Fire Alarm
Fair	Source and Distribution: Main with copper wiring Interior Lighting: T-5, LED, Emergency: None	Electrical
Fair	Fire extinguishers	Fire Suppression
Fair	Individual unit heater	HVAC
Fair	Copper supply and cast iron waste and venting Electric water heater	Plumbing
	Maintenance Building Information	

# FCI Analysis: Edna McGuire Elementary Maintenance Building

Replacement Value: \$ 1,896,000; Inflation rate: 3.0%



System Expenditure Forecast

\$379,800	\$216,000	\$118,600	\$24,200	\$21,100	,	TOTALS
\$14,700				\$14,700	m & Comm -	Fire Alarm & Comm
\$39,500	\$20,500	\$19,000				Electrical
\$2,100		\$2,100				HVAC
\$8,800	\$8,800				pression -	Fire Suppression
\$13,900			\$13,900	,	-	Plumbing
\$65,400		\$65,400				Interiors
\$82,600	\$80,000			\$2,600		Roofing
\$152,800	\$106,700	\$32,100	\$10,300	\$3,800		Facade
TOTAL	Long Term (20 yr)	Med Term (10 yr)	Near Term (5 yr)	Short Term (3 yr)	Immediate	System

			Plumbing
Qty (SF)	Condition	Finish	Location/Space
			Interior Finishes
			ī

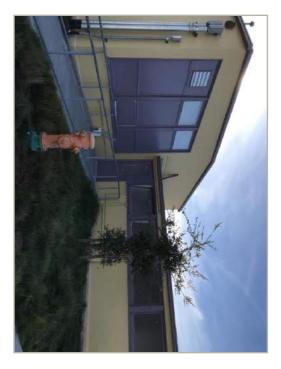
Location/Space	Asset	Condition	Qty
	Drinking Fountain, Refrigerated	Good	ω
	Drinking Fountain, Refrigerated	Good	_
Mechanical Systems			

Location/Space

Ductless Split System, 2.5 - 3 TON [No tag/plate found]

**Condition**Fair

# 10. Maintenance Offices/Taikwondo Summary



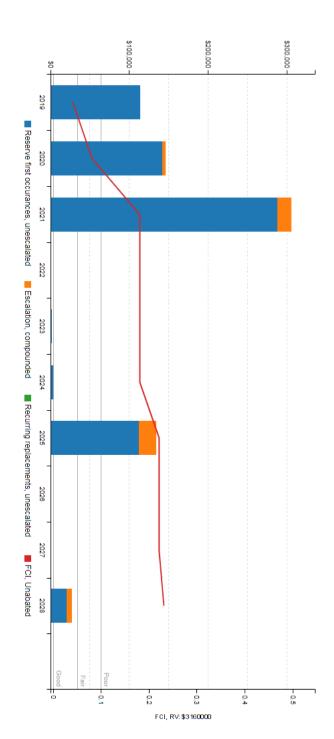


Plumbing Copper supp No hot water	Elevators None	Interiors Walls: Floors Ceiling	Roof Prima	Façade Stucco	Structure Conve	System Description	Number of Stories One	Building Size 5,000 SF	Constructed/ 1947 Renovated	Address 80 Lor	٦
Copper supply and cast iron waste and venting  No hot water		Walls: Painted gypsum board and plaster Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Primary: Flat construction with modified bituminous finish	Stucco with wood windows	Conventional wood frame structure on concrete slab	ption		SF		80 Lomita Drive, Mill Valley, California	Maintenance Offices / Taekwondo Information
Fair	ŀ	Fair	Fair	Poor	Fair	Condition					

Key Issues and Findings	Equipment/Special	Fire Alarm	Electrical	Fire Suppression	HVAC	
The exterior wooden doors and windows are deteriorating. Within a year is scheduled to be coated with a badly needed elastomeric coating.	None	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-5, LED, Emergency: None	Fire extinguishers, hose cabinets	Individual furnace units	Maintenance Offices / Taekwondo Information
a year, the roof	;	Fair	Fair	Fair	Good	

# FCI Analysis: Edna McGuire Elementary Maintenance Offices / Taikwondo

Replacement Value: \$ 3,160,000; Inflation rate: 3.0%



\$735,900	\$115,100	\$154,000	\$3,700	\$370,000	LS \$93,200	TOTALS
\$143,800		\$81,600	•	\$62,200	cal -	Electrical
\$21,800		\$21,800				HVAC
\$6,300		\$6,300			Fire Suppression -	Fire Supp
\$43,000				\$31,100	ing \$12,000	Plumbing
\$203,800	\$68,300	\$22,500	\$3,700	\$109,300	rs -	Interiors
\$88,500	\$11,300			\$77,200	- 9	Roofing
\$228,700	\$35,500	\$21,800		\$90,200	e \$81,200	Facade
TOTAL	Long Term (20 yr)	Med Term (10 yr)	Near Term (5 yr)	Short Term (3 yr)	Immediate sm	System

### Interior Finishes

Wall Ceramic Tile Fair	Location/Space Classrooms Office Music room Restrooms	Finish Ceiling Floor Floor Floor	Suspended Acoustical Tile (ACT) Carpet Standard-Commercial Medium-Traffic Epoxy Coating Ceramic Tile	Condition Fair Fair Fair
Floor Carpet Standard-Commercial Medium-Traffic  Floor Epoxy Coating  Floor Ceramic Tile  Wall Ceramic Tile	ms	Ceiling	Suspended Acoustical Tile (ACT)	Fair
n Floor Epoxy Coating Floor Ceramic Tile Wall Ceramic Tile	ffice	Floor	Carpet Standard-Commercial Medium-Traffic	Fair
Floor Ceramic Tile  Wall Ceramic Tile	Music room	Floor	Epoxy Coating	Fair
Floor Ceramic Tile Wall Ceramic Tile				
Ceramic Tile	Restrooms	Floor	Ceramic Tile	Fair
		Wall	Ceramic Tile	Fair

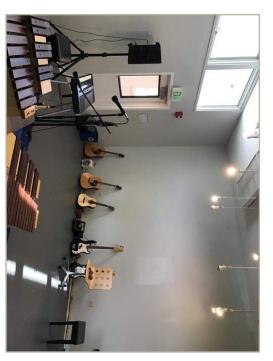
### Plumbing

Location/Space	Asset	Condition	Qty
Building exterior	Drinking Fountain, Refrigerated	Good	ယ
	Drinking Fountain, Refrigerated	Good	_
	Service Sink, Porcelain Enamel, Cast Iron	Fair	ω
Restrooms	Toilet, Tankless (Water Closet)	Good	4
	Urinal, Vitreous China	Good	2
Mechanical Systems			

Location/Space	Asset	Condition	Qty
Electrical room	Ductless Split System, 2.5 - 3 TON [No tag/plate found]	Fair	_

# Pacific Discovery School Summary





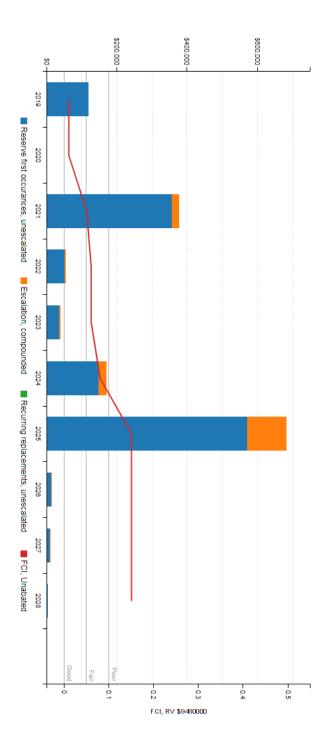
Plumbing Copp Unab	Elevators None	Interiors Walls Floor Ceilin	Roof	Façade	Structure Conv	System Desc	Number of Stories One	Building Size 15,000 SF	Constructed/ 1947 Renovated	Address 80 Lc	
Copper supply and cast iron waste and venting Unable to locate water heater		Walls: Painted gypsum board and plaster Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Primary: Flat construction with modified bituminous finish	Stucco with f wood and aluminum windows	Conventional wood frame structure on concrete slab	Description		0 SF		80 Lomita Drive, Mill Valley, California	Pacific Discovery School Information
Fair	1	Fair	Fair	Poor	Fair	Condition					

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Key Issues and Findings	Equipment/Special	Fire Alarm	Electrical	Fire Suppression	HVAC	
The exterior wooden windows are deteriorating. Within a year, the uncoate the roof is scheduled to be coated with a badly needed elastomeric coating.	Commercial kitchen equipment	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Source and Distribution: Main panel with copper wiring Interior Lighting: T-5, LED, Emergency: None	Hydrants, fire extinguishers, hose cabinets	Individual package units and furnaces	Pacific Discovery School Information
uncoated part of coating.	Excellent	Fair	Fair	Fair	Fair	

# FCI Analysis: Edna McGuire Elementary Pacific Discovery School

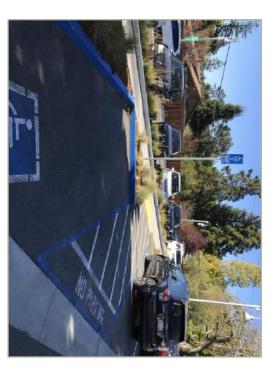
Replacement Value: \$ 9,480,000; Inflation rate: 3.0%



System		Immediate	Short Ierm (3 yr)	Near Ierm (5 yr)	Med lerm (10 yr)	Long lerm (20 yr)	TOTAL
Facade		\$11,700		\$44,300		\$205,900	\$261,900
Roofing		\$304,700	\$98,900	,	\$536,600	•	\$940,200
Interiors			\$160,100	\$84,200	\$24,900	\$388,600	\$657,900
Plumbing			1	\$11,100	\$8,100	\$78,500	\$97,700
Fire Suppression					\$14,200		\$14,200
HVAC		•	\$50,200	\$31,600	\$12,000	\$78,300	\$172,100
Electrical		\$60,100	\$12,500		\$410,000	\$10,400	\$493,000
Fire Alarm & Comm			\$31,900			\$157,900	\$189,800
Equipment/Special			-	-	\$8,700	\$30,500	\$39,200
TOTALS		\$376,500	\$353,600	\$171,200	\$1,014,500	\$950,100	\$2,866,000
Interior Finishes							
Location/Space	Finish				0	Condition	Qty (SF)
Classrooms	Ceiling	Suspended Acoustical Tile (ACT)	stical Tile (ACT)		E	Fair	12,000
	Floor	Carpet Standard-	Carpet Standard-Commercial Medium-Traffic		T.	Fair	5,000
Music room	Floor	Epoxy Coating			II.	Fair	1,500
Restrooms	Floor	Ceramic Tile			77	Fair	160
	Wall	Ceramic Tile			77	Fair	700
Throughout building	Floor	Vinyl Sheeting			m	Excellent	2,500
	Floor	Vinyl Tile (VCT)			7.	Fair	7,500
	Wall	Generic Surface			T.	Fair	19,000
	Wall	Generic Surface			Fair		19,000
Plumbing							
Location/Space	Asset				0	Condition	Qty
Building exterior	Drinkir	Drinking Fountain, Refrigerated			Ð	Good	3
Kindergarten	Drinki	Drinking Fountain, Refrigerated			<u> </u>	Good	_
Restrooms	Servic	Service Sink, Porcelain Enamel, Cast Iron	Cast Iron		Fa	Fair	ω
	Toilet,	Toilet, Tankless (Water Closet)			· Θ	Good	4
	Urinal	Urinal, Vitreous China			· Ω	Good	2
Electrical room	Ductless Split	Ductless Split System. 2.5 - 3 TON [No tag/plate found]	tag/plate found1			Fair	<u>.</u>
Roof	Furnace, 41 -	Furnace, 41 - 50 MBH [No tag/plate found]	nd]			Fair	_
	Furnace, 51 -	Furnace, 51 - 100 MBH [No tag/plate found]	und]			Fair	_
	Furnace, 51 -	Furnace, 51 - 100 MBH [No tag/plate found]	und]			Fair	_
	Furnace, 51 -	Furnace, 51 - 100 MBH [No tag/plate found]	und]			Fair	_
	Furnace, 51 -	Furnace, 51 - 75 MBH [No tag/plate found]	ind]			Fair	_
	Heat Pump, 2	Heat Pump, 2.5 - 3 TON [No tag/plate found]	ound]			Fair	_
	Heat Pump, 2	Heat Pump, 2.5 - 3 TON [No tag/plate found]	ound]			Fair	_
	Heat Pump, 2	Heat Pump, 2.5 - 3 TON [No tag/plate found]	ound]			Fair	_
	Heat Pump, 2	Heat Pump, 2.5 TON [No tag/plate found]	nd]			Fair	
	Heat Pump, 3	Heat Pump, 3.5 - 5 TON [No tag/plate found]	ound]			Fair	_

## 12. Site Summary





Pole-mounted: LED Building-mounted: LED, Pedestrian walkway and accent landscaping lighting
Moderate landscaping features Irrigation present Steel reinforced concrete and timber retaining walls Low to moderate site slopes throughout
Property entrance signage, chain link fencing, CMU dumpster enclosures Playgrounds and sports courts with bleachers, fencing Limited park benches, picnic tables, trash receptacles, bike racks
Asphalt lots with areas of concrete and concrete sidewalks, curbs and ramps
126 total spaces all in open lots; 5 of which are accessible

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing			\$8,600		\$11,600	\$20,200
Electrical				-		
Pavement	\$2,800	\$31,900		\$36,900	\$92,500	\$164,100
Site Development		\$92,100	\$22,800	\$65,500	\$878,200	\$1,058,500
Site Lighting			•	1	\$295,800	\$295,800
Landscaping			ı		, "	
TOTALS	\$2,800	\$124,000	\$31,400	\$102,400	\$1,278,100	\$1,538,600
Interior Finishes						
Location/Space		Finish	Condition			Qty (SF)
Plumbing						
Location/Space	Asset			Condition	tion	Qty
	Drinking Fountain, Refrigerated	in, Refrigerated		Good		ш
Site	Drinking Fountain, Refrigerated	in, Refrigerated		Good		1
Mechanical Systems						
Location/Space		Asset	Condition	ition		Qty

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# Opinions of Probable Costs

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

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

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 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 further study should be included in the FCA. bundling of the work (if applicable), quality of contractor, quality of project management exercised, market most probably will vary from the consultant's opinions of probable costs depending on such matters as type Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs

## Methodology

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

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

## Immediate Repairs

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 existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material

## Replacement Reserves

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. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. Replacement Reserves (more commonly referenced throughout AssetCALC as Lifecycle/Renewals) are for

typically covered by insurance, rather than reserved for, are also excluded. 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. Property are also excluded. Furthermore, systems and components that are not deemed to have a material effect on the use of the Costs that are caused by acts of God, accidents, or other occurrences that are

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

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

# 14. Purpose and Scope

### Purpose

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

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

### CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used

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

## **DEFINITION OF EXCEEDINGLY AGED:**

systems or components that have aged well beyond their industry standard lifecycles (typically at least 15 years beyond and/or twice their EUL) but are not otherwise apparently deficient. In tandem with this designation, these items will be assigned an RUL not less than 2 but not greater than 1/3 of their standard components will be tagged in the database as Exceedingly Aged. and do not appear in any way deficient. To help provide some additional intelligence on these items, such occurs when classifying and describing "very old" systems or components that are still functioning adequately A fairly common scenario encountered during the assessment process, Immediate Repair window but will not be pushed 'irresponsibly' (too far) into the future. As such the recommended replacement time for these components will reside outside the typical This designation will be reserved for and a frequent source of debate,

### 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 systems, life safety, mechanical, electrical, and plumbing systems, and the general built construction documents in order to familiarize ourselves with, and be able to comment on, the in-place
- completed within the last five-year period and work currently contracted for, if applicable. Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for industry standard useful life estimates. Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and This will include the review of documented capital improvements
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed
- to issues and the need for further review. 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
- Obtain background and historical information about the facility from a building engineer, property manager, 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 maintenance staff, or other knowledgeable source. The preferred methodology is to have the client
- Review maintenance records and procedures with the in-place maintenance personnel.
- understanding of the property's overall condition. Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment Other areas to be observed include the exterior of the
- 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 Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## ADA Accessibility

California Building Code (CBC) Chapter 11 Accessibility to Commercial Buildings, and Publicly Funded Housing is required. and local government facilities must be maintained and operated in compliance with the Americans with prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 Title II Subtitle A protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs, and activities provided by state and local government entities. Title II extends the Disabilities Act Accessibility Guidelines (ADAAG). In addition, in the state of California, compliance with the U.S.C. 794, to all activities of state and local governments, regardless of Federal financial assistance. Generally, Title II of the Americans with Disabilities Act (ADA) applies to State and local government entities. Accessibility to Public Buildings, Public Accommodations All state

those shown on the Abbreviated ADA Checklist, actual measurements were not taken to verify compliance accessibility requirements. For the FCA, only a representative sample of areas was observed and, other than Standards for Accessible Design and does not include California Building Code accessibility requirements. A full Accessibility Compliance Survey conducted by EMG would include both ADA and State of California comprise a full Accessibility Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking for this report. The Abbreviated ADA Checklist targets key areas for compliance with 2010 ADA Appendix D of this report. It is understood by the Client that the limited observations described herein does not visual observation was limited to those areas set forth in EMG's Abbreviated ADA Checklist, provided in During the FCA, a limited visual observation for accessibility compliance was conducted. The scope of the

as follows: (ADA). Elements as defined by the ADAAG that are not accessible, as stated within the priorities of Title II, are The facility does not appear to be accessible with respect to with Title II of the Americans with Disabilities Act

The facility does appear to be accessible with Title II of the Americans with Disabilities Act

pending litigation related to existing barriers or previously removed barriers. The facility was originally constructed in 1921 and completely rebuilt in 2014. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or

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

standards for accessibility as part of their construction codes. 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 federal law, but the barriers may or may not be building code violations. Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with The Americans with Disabilities Act

	Building A Accessibility Issues  Major Issues  (ADA study recommended) (ADA study recommended)	Moderate Issues  (ADA study recommended)	Minor/No Issues
	Major Issues (ADA study recommended)	Major Issues  (ADA study recommended) (ADA study recommended)	Minor/I
Exterior Accessible Route			
Interior Accessible Route			$\boxtimes$
Public Use Restrooms			$\mathbb{X}$

$\boxtimes$			Public Use Restrooms
$\boxtimes$			Interior Accessible Route
$\boxtimes$			Exterior Accessible Route
Minor/No Issues	Moderate Issues (ADA study recommended)	(ADA study recommended)	
	Accessibility Issues		
×			Public Use Restrooms
×			Interior Accessible Route
×			Exterior Accessible Route
Minor/No Issues	Moderate Issues (ADA study recommended)	Major Issues (ADA study recommended)	
	sibility Issues	Building D Accessibility Issues	
×			Elevators
$\boxtimes$			Public Use Restrooms
$\boxtimes$			Interior Accessible Route
$\boxtimes$			Exterior Accessible Route
Minor/No Issues	Moderate Issues (ADA study recommended)	Major Issues (ADA study recommended)	
	sibility Issues	Building C Accessibility Issues	
$\boxtimes$			Wheelchair Lift
$\boxtimes$			Public Use Restrooms
$\boxtimes$			Interior Accessible Route
$\boxtimes$			Exterior Accessible Route
Minor/No Issues	Moderate Issues (ADA study recommended)	Major Issues (ADA study recommended)	
	sibility Issues	Building B Accessibility Issues	

	Building F Accessibility Issues	sibility Issues	
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Accessible Route			$\boxtimes$
Interior Accessible Route			$\boxtimes$
Public Use Restrooms			$\boxtimes$

	Portables Accessibility Issues	sibility Issues	
	Major Issues  (ADA study recommended)  (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Accessible Route			$\boxtimes$
Interior Accessible Route			$\boxtimes$
Public Use Restrooms			$\boxtimes$

	Maintenance Building Accessibility Issues	Accessibility Issues	
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Accessible Route			$\boxtimes$
Interior Accessible Route (maintenance facility)			×
Public Use Restrooms (no public use restrooms)			×

Major Issues  (ADA study recommended)  Oute  India  India Ind		Maintenance Offices Accessibility Issues	Accessibility Issues	
		Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
	Exterior Accessible Route			$\boxtimes$
	Interior Accessible Route			$\boxtimes$
	Public Use Restrooms (no public use restrooms)			×

	Pacific Discovery School Accessibility Issues	I Accessibility Issues	
	Major Issues  (ADA study recommended)  Moderate Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Accessible Route			$\boxtimes$
Interior Accessible Route			$\boxtimes$
Public Use Restrooms			$\boxtimes$

Site Accessibility Issues			
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking			$\boxtimes$
Exterior Accessible Route			$\boxtimes$

## Certification

the property and to determine if the present Property has conditions that will have a significant impact on its Lomita Drive, Marin County, California, 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 HY Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Master Planning Project for the Berkeley Unified School District at Edna Maguire Elementary School, 80 continued operations.

municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience 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 with similar properties.

questioned. 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 include engineering calculations to determine the adequacy of the Property's original design or existing 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 conducted. Although walk-through observations were performed, not all areas may have been observed (see The report describes property conditions at the time that the observations and research were

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

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

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

Project Manager

Reviewed by:

Karleya Sally

Kathleen Sullivan,
Technical Report Reviewer for
Mark Surdam
Program Manager
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## 17. Appendices

Appendix A: Photographic Record

Appendix B: Site Plans

Appendix C: Supporting Documentation

Appendix D: Pre-Survey Questionnaire

Appendix E: Replacement Reserves

# Appendix A: Photographic Record



BUILDING A, FRONT

#1



**BUILDING B, FRONT ELEVATION** 

#3



**BUILDING D, FRONT ELEVATION** 

#5



BUILDING C, FRONT

#2



BUILDING C, SIDE ELEVATION

#



BUILDING E, SIDE ELEVATION

#6



BUILDING F, RIGHT ELEVATION



#9

PORTABLES, MARIN DAY SCHOOL



#11

MAINTENANCE OFFICES, LEFT ELEVATION



#8

PORTABLES, MARIN DAY SCHOOL



#10

MAINTENANCE BUILDING, FRONT ELEVATION



#12

PACIFIC DISCOVERY SCHOOL PARTIAL FRONT ELEVATION



PACIFIC DISCOVERY SCHOOL, REAR ELEVATION

#13



PARKING EDNA MCGUIRE

#15



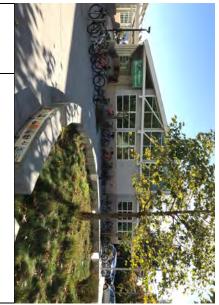
LANDSCAPING, EDNA MCGUIRE

#17



PARKING, EDNA MCGUIRE

#14



FLATWORK, LANDSCAPING EDNA MCGUIRE

#16



SITE IMPROVEMENTS, EDNA MCGUIRE



WALKWAY, PACIFIC DISCOVERY SCHOOL

#19



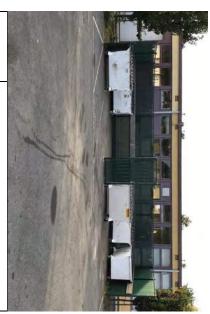
PARKING LOT, PACIFIC DISCOVERY SCHOOL

#21



COURTYARD, PACIFIC DISCOVERY SCHOOL

#23



DUMPSTER ENCLOSURE

#20



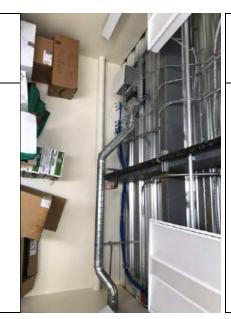
#22 FENCING



LANDSCAPING, PACIFIC DISCOVERY SCHOOL



RAMP, PACIFIC DISCOVERY SCHOOL



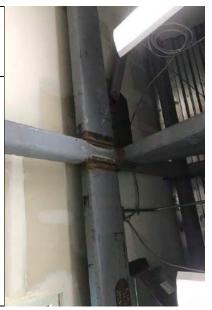
STRUCTURE, EDNA MCGUIRE

#27



ROOF, EDNA MCGUIRE

#29



STRUCTURE, EDNA MCGUIRE

#26



STRUCTURE, MAINTENANCE BUILDING

#28

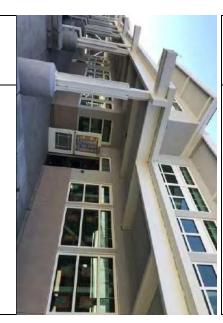


ROOF EDNA MCGUIRE



ROOF, WITH ELASTOMERIC COATING, PACIFIC DISCOVERY

#31



WALLS, WINDOWS AND DOORS, EDNA MCGUIRE

#33



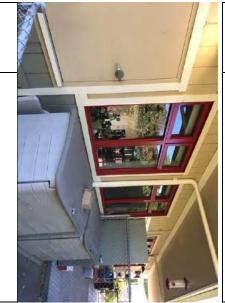
WALLS AND WINDOWS, PACIFIC DISCOVERY

#35



STUCCO WALLS AND DOORS, EDNA MCGUIRE

#32



WALLS AND WINDOWS, MARIN DAY SCHOOL

#34



WALLS AND WINDOWS, PACIFIC DISCOVERY



HVAC BUILDING A, EDNA MCGUIRE



MAIN WATER SUPPLY

#39



RESTROOM, EDNA MCGUIRE

生1



HVAC PACIFIC DISCOVERY SCHOOL

#38



PLUMBING FIXTURES, PACIFIC DISCOVERY

#40



SWITCHGEAR FOR ALL BUILDINGS



ELECTRICAL DISTRIBUTION, EDNA MCGUIRE



ELECTRICAL DISTRIBUTION, PACIFIC DISCOVERY

**#**45



ELEVATOR, EDNA MCGUIRE

#47



CENTRAL EMERGENCY LIGHTING, INTERRUPTIBLE INVERTER, EDNA MCGUIRE

#44



ELECTRICAL DISTRIBUTION, MAINTENANCE OFFICES

#46



HYDRAULIC ELEVATOR MACHINERY

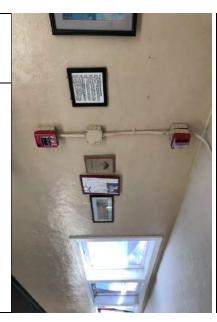


FIRE SUPPRESSION, EDNA MCGUIRE



FIRE ALARM CONTROL PANEL, ADDRESSABLE, EDNA MCGUIRE

51



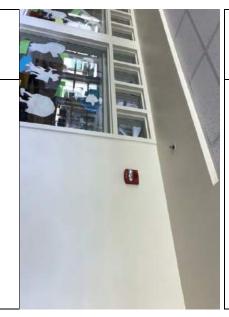
FIRE ALARM, MAINTENANCE OFFICES AND PACIFIC DISCOVERY SCHOOLS

#53



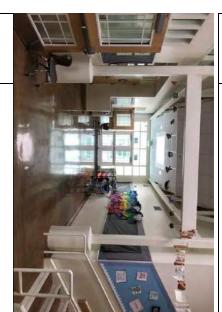
FIRE SUPPRESSION, PACIFIC DISCOVERY SCHOOL AND MAINTENANCE OFFICES

#50

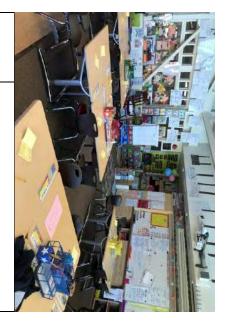


FIRE ALARM, EDNA MCGUIRE

#52



EDNA MCGUIRE



CLASSROOM, EDNA MCGUIRE



MULTIPURPOSE PACIFIC DISCOVERY

**#57** 



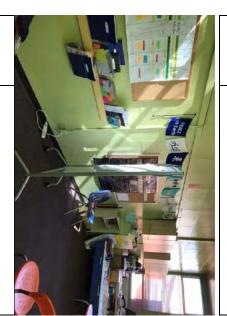
HALLWAY, PACIFIC DISCOVERY

#59



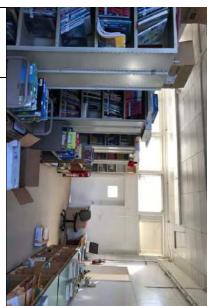
OFFICE, EDNA MCGUIRE

#56



CLASSROOM, PACIFIC DISCOVERY

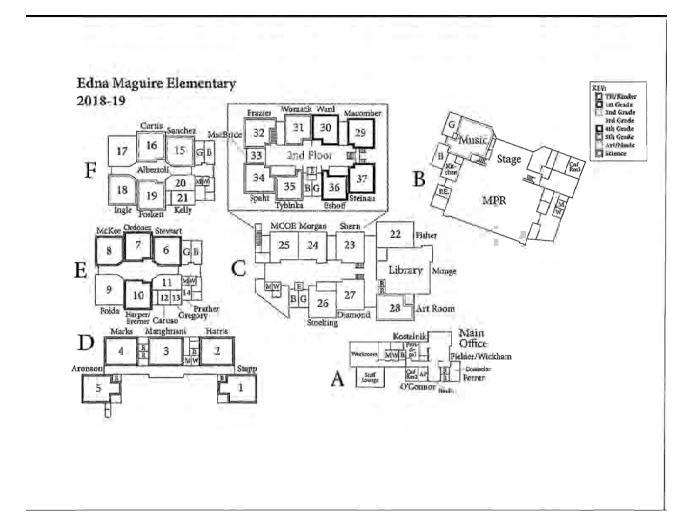
#58



MAINTENANCE OFFICES

### Appendix B: Site Plans

### Site Plan



SOURCE:

Client Supplied Material

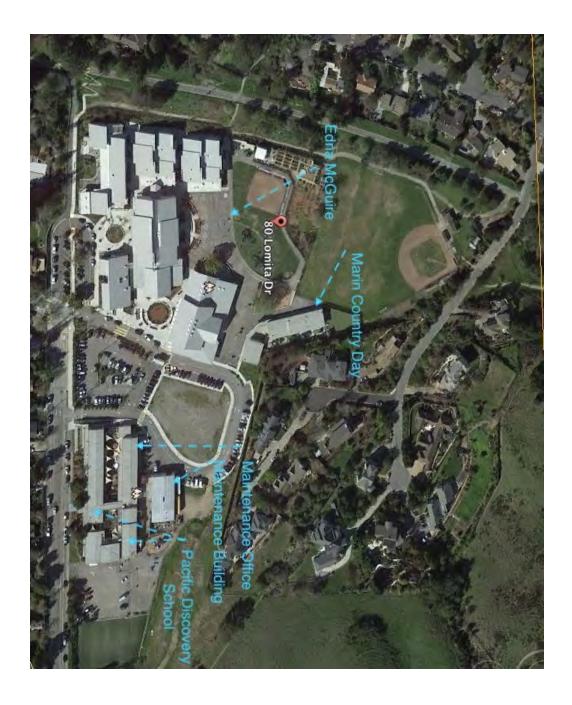


ON-SITE DATE:

October 23, 2018



### **Aerial Site Plan**



SOURCE:

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



ON-SITE DATE:

October 23, 2018

# Appendix C: Supporting Documentation

			Building and Cost	Data						
						Indicates level of modernization required to bring to "like-new" District standard	Automatically calculated based on SF and Mod Level	Replacement value	Replacement cost	Comparison of modernization against replacement
CAMPUS	BLDG ID DESCRIPTION	PORT / PERM	YEAR BUILT	YEAR MODERNIZED / INSTALLED	AREA	MOD LEVEL	TIVE TO BUILDING REPLA 10 YEAR MOD/MAINT COST	CONDITION CONDITION CONTROL CO		M vs. R Compare (FCI)
EDNA MAGUIRE ES	A ADMIN B MPR/MUSIC C LIBRARY / CLASSROOMS D KINDERGARTEN E CLASSROOMS/SPED F CLASSROOMS/SPED MAINTENANCE M&O OFFICES / TAEKWONDO PACIFIC DISCOVERY SCHOOL MARIN DAY SCHOOL	PERM PERM PERM PERM PERM PERM PERM PERM	2013 2013 2013 2013 2013 2013	N/A N/A N/A N/A N/A N/A N/A N/A N/A	4,177 17,991 31,795 8,280 8,227 8,227 3,000 5,000 15,000 6,700	N/A N/A N/A N/A N/A N/A N/A	\$428,973 \$507,809 \$989,060 \$473,134 \$449,506 \$412,770 \$181,174 \$632,895 \$1,285,543 \$393,156 \$5,754,020	4 1 5 1 1 1 1	\$2,945,000 \$12,594,000 \$20,094,000 \$5,531,000 \$5,199,000 \$1,896,000 \$3,160,000 \$9,480,000 \$70,332,000	15% 4% 5% 9% 9% 8% 10% 20% 14%
	Total Building Area				108,397			-		

Cost Calculation Notes

### Appendix D: Pre-Survey Questionnaire

### **emg**)

### 11/27/2018

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimat
Edna McGuire Elementary	\$0	\$0	\$541,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$541,07
Edna McGuire Elementary / Building A, Administration	\$0	\$0	\$1,138	\$20,562	\$14,501	\$20,681	\$0	\$0	\$176,376	\$84,419	\$64,541	\$0	\$0	\$135,934	\$67,849	\$70,371	\$0	\$0	\$162,912	\$23,826	\$0	\$843,10
Edna McGuire Elementary / Building B, Multi Purpose Room	\$0	\$0	\$0	\$0	\$75,155	\$114,955	\$10,810	\$0	\$0	\$196,240	\$59,976	\$0	\$0	\$0	\$286,316	\$671,163	\$0	\$0	\$0	\$81,603	\$717,819	\$2,214,03
Edna McGuire Elementary / Building C, Library & Classrooms	\$9,617	\$0	\$41,425	\$0	\$0	\$495,908	\$0	\$0	\$0	\$0	\$357,693	\$0	\$0	\$243,033	\$0	\$1,669,322	\$0	\$0	\$66,474	\$0	\$1,437,388	\$4,320,86
Edna McGuire Elementary / Building D, Kindergarten	\$0	\$0	\$0	\$11,505	\$0	\$54,739	\$0	\$0	\$0	\$0	\$348,124	\$14,574	\$0	\$0	\$0	\$693,377	\$0	\$0	\$0	\$18,462	\$611,721	\$1,752,50
Edna McGuire Elementary / Building E, Classrooms	\$0	\$0	\$0	\$28,132	\$0	\$159,732	\$0	\$0	\$0	\$0	\$214,979	\$35,637	\$0	\$0	\$0	\$654,508	\$0	\$0	\$0	\$45,144	\$452,417	\$1,590,55
Edna McGuire Elementary / Building F, Classrooms	\$0	\$0	\$0	\$14,066	\$0	\$136,469	\$0	\$0	\$0	\$0	\$217,540	\$17,819	\$0	\$0	\$0	\$629,020	\$0	\$0	\$0	\$22,572	\$479,497	\$1,516,98
Edna McGuire Elementary / Maintenance Building	\$0	\$0	\$17,376	\$3,778	\$10,262	\$13,897	\$32,079	\$0	\$0	\$86,521	\$0	\$182,972	\$3,532	\$0	\$9,009	\$0	\$0	\$0	\$0	\$20,513	\$0	\$379,93
Edna McGuire Elementary / Maintenance Offices / Taikwondo	\$93,144	\$119,749	\$250,213	\$0	\$999	\$2,702	\$109,712	\$0	\$0	\$21,793	\$22,489	\$10,717	\$74,351	\$0	\$0	\$0	\$0	\$0	\$28,489	\$1,557	\$21,651	\$757,56
Edna McGuire Elementary / Pacific Discovery School	\$96,683	\$0	\$308,997	\$44,543	\$31,653	\$139,689	\$559,224	\$11,969	\$8,702	\$2,888	\$22,235	\$232,182	\$76,538	\$38,075	\$18,764	\$227,167	\$146,306	\$127,926	\$11,695	\$71,478	\$96,216	\$2,272,92
Edna McGuire Elementary / Portables, Marin Day Schools	\$0	\$0	\$61,388	\$0	\$0	\$12,720	\$25,640	\$0	\$0	\$27,854	\$222,062	\$38,863	\$0	\$0	\$0	\$87,444	\$34,458	\$0	\$0	\$0	\$316,242	\$826,67
Edna McGuire Elementary / Site	\$2,811	\$0	\$62,680	\$61,022	\$6,582	\$24,812	\$29,501	\$72,664	\$0	\$0	\$0	\$62,492	\$84,237	\$82,009	\$0	\$950,987	\$0	\$97,654	\$0	\$0	\$220,930	\$1,758,38
GrandTotal	\$202,255	\$119,749	\$1,284,296	\$183,608	\$139,151	\$1,176,305	\$766,965	\$84,632	\$185,078	\$419,716	\$1,529,639	\$595,256	\$238,658	\$499,051	\$381,938	\$5,653,359	\$180,763	\$225,579	\$269,570	\$285,155	\$4,353,882	\$18,774,60

Edna McGui	re Elementary																													
Uniformat Co	odeLocation Descript	ionCost Description	Lifespan (EUI	L)EAge	RUL	QuantityUnit	Unit Costw	/ Markup *Subtotal	2019	202	0 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039 Deficiency	Repair Estimate
D3049	School	Air-Conditioning System, School, Inst	all 20	18	2	76600 SF	\$4.50	\$6.66 \$510,01	3		\$510,018																			\$510,018
Totals, Unes	calated								\$0	\$0	\$510,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$510,018
Totals, Esca	lated (3.0% inflation,	compounded annually)							\$0	\$0	\$541,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$541,078

<sup>\*</sup> Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGuire Elementary / Building A, Administration

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	/Unit	Unit Cost *	Markup	Subtotal	2019	2020 2	2021	2022	2023 2024	2025	2026 20	27 202	8 2029 2	30 2031	2032 203	3 2034	2035 2	036 2037 2038	Deficienc 2039 Repai Estimat
B2011	Building exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	4200	SF	\$2.87	\$4.2	5 \$17,839					\$17,839							\$17,839			\$35,679
B3011	5400	Roof, Asphalt Shingle, Replace	20	5	15	5400	SF	\$3.42	\$5.0	5 \$27,329												\$27,329			\$27,329
B3016	Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	7	3	400	LF	\$8.37	\$12.3	9 \$4,955			\$4	4,955						\$	1,955				\$9,910
C1021	Office	Interior Door, Wood Solid-Core, Replace	20	6	14	7	EA	\$3,087.00	\$4,567.5	3 \$31,973											\$31,97	3			\$31,97
C3012	Throughout building	Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	600	SF	\$1.45	\$1.79	9 \$1,073		\$1,	073						\$1,073					\$1,073	\$3,218
C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace	25	7	18	960	SF	\$16.55	\$24.49	9 \$23,514														\$23,514	\$23,514
C3012	Restrooms	Interior Wall Finish, Laminated Paneling, Replace	20	1	19	600	SF	\$15.31	\$22.6	5 \$13,588														\$13,588	\$13,588
C3021	Restrooms	Interior Floor Finish, Concrete, Prep & Paint	10	7	3	400	SF	\$9.23	\$13.6	5 \$5,465			\$5	5,465						\$	5,465				\$10,93°
C3024	Office	Interior Floor Finish, Vinyl Sheeting, Replace	15	7	8	3600	SF	\$7.01	\$10.3	7 \$37,335							\$37,3	35							\$37,33
C3025	Office	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	1200	SF	\$7.26	\$10.7	1 \$12,884				\$12	,884						\$12,88	1			\$25,767
C3031	Throughout building	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	7	3	2500	SF	\$2.27	\$3.30	88,397			\$8	8,397						\$	3,397				\$16,79
C3032	Throughout building	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	7	13	3000	SF	\$3.11	\$4.6	\$13,809										\$1	3,809				\$13,809
D2011	Throughout building	Toilet, Tankless (Water Closet), Replace	20	7	13	5	EA	\$4,051.00	\$5,993.8	\$29,969										\$2	9,969				\$29,969
D2014	Throughout building	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	7	13	5	EA	\$4,051.00	\$5,993.8	\$29,969										\$2	9,969				\$29,969
D2023	Office	Water Heater, Instant Hot, Electric, Replace	15	7	8	3	EA	\$1,500.00	\$2,219.4	\$6,658							\$6,6	58							\$6,658
D3032	Throughout building	Ductless Split System, .75 - 1 TON, Replace	15	7	8	5	EA	\$3,221.22	\$4,766.1	2 \$23,831							\$23,8	31							\$23,83°
D3032	Building A, Administration	n Ductless Split System, 1.5 - 2 TON, Replace	15	6	9	1	EA	\$4,473.11	\$6,618.4	2 \$6,618								\$6,61	3						\$6,618
D3041	Office	Fan Coil Unit, 3.5 - 5 TON, Replace	15	7	8	1	EA	\$4,099.53	\$6,065.6	\$6,066							\$6,0	66							\$6,060
D3052	Utility closet	Heat Pump, 6 - 10 TON, Replace	15	7	8	1	EA	\$15,325.27 \$2	22,675.2 <sup>-</sup>	7 \$22,675							\$22,6	75							\$22,67
D3052	Utility closet	Heat Pump, 12 TON, Replace	15	5	10	1	EA	\$31,732.66 \$4	46,951.6	4 \$46,952									\$46,952						\$46,952
D4031	Throughout building	Fire Extinguisher, , Replace	15	7	8	12	EA	\$356.54	\$527.5	4 \$6,330							\$6,3	30							\$6,330
D5022	Utility closet	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	7	8	1	EA	\$4,261.42	\$6,305.20	\$6,305							\$6,3	05							\$6,30
D5029	Throughout building	Lighting System, Interior, Office Building, Upgrade	25	7	18	5200	SF	\$9.24	\$13.6	7 \$71,107														\$71,107	\$71,10
D5037	Office	Fire Alarm Control Panel, Addressable, Replace	15	7	8	1	EA	\$20,297.59 \$3	30,032.3	2 \$30,032							\$30,0	32							\$30,032
D5092	Utility closet	Central Emergency Lighting, Interruptible Inverter, 3 kW, 90 Minute Reserve Battery, Replace	15	6	9	1	EA	\$39,255.00 \$	58,081.70	\$58,082								\$58,082	2						\$58,082
Totals, Unes	scalated										\$0	\$0 \$1,	073 \$18	8,817 \$12	,884 \$17,839	\$0	\$0 \$139,2	33 \$64,70	\$48,024	\$0 \$0 \$9	2,564 \$44,850	\$45,169	\$0	\$0 \$95,693 \$13,588	\$0 \$594,440
Totals, Esca	lated (3.0% inflation, comp	pounded annually)									\$0	\$0 \$1	138 \$20	0 562 \$14	501 \$20,681	\$0	\$0 \$176 3	76 \$84 419	\$64,541	\$0 \$0 \$13	5,934 \$67,849	\$70.371	\$0	\$0 \$162,912 \$23,826	\$0 \$843,109

\* Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGuire Elementary / Building B, Multi Purpose Room

Uniforma Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Marku *	<sup>IP</sup> Subtotal	2019	2020	2021	2022 2023 202	4 2025	2026 20	202	8 2029	2030 2031 2032 2033	2034 20	35 2036	2037 2038 20	Deficiency 039 Repair Estimate
B2011	Building exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	7300	SF	\$2.	87 \$4	.25 \$31,007				\$31,007	7					\$31,007			\$62,013
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	9800	SF	\$2.	37 \$4	.25 \$41,625				\$41,625	5					\$41,625			\$83,251
B3011	Roof	Roof, Single-Ply TPO/PVC Membrane, Replace	20	5	15	1500	SF	\$15.	93 \$23	.57 \$35,357										\$35,357			\$35,357
B3011	Roof	Roof, Asphalt Shingle, Replace	20	5	15	17000	SF	\$3.	42 \$5	.06 \$86,037										\$86,037			\$86,037
B3016	Building Exterior	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	500	LF	\$8.	37 \$12	.39 \$6,193				\$6,193	3					\$6,193			\$12,387
C1021	Throughout building	Interior Door, Fully-Glazed Wood-Framed, Replace	15	6	9	12	EA	\$3,081.	00 \$4,558	.65 \$54,704							\$54,70	4					\$54,704
C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	6	14	18	EA	\$3,081.	00 \$4,558	.65 \$82,056									\$82,056				\$82,056
C1031	Restrooms	Toilet Partitions, Wood, Replace	20	6	14	7	EA	\$1,250.	00 \$1,849	.50 \$12,947									\$12,947				\$12,947
C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace	25	6	19	1900	SF	\$16.	55 \$24	.49 \$46,537												\$46,537	\$46,537
C3021	Restrooms	Interior Floor Finish, Concrete, Prep & Paint	10	6	4	800	SF	\$9.	23 \$13	.66 \$10,931				\$10,931					\$10,931				\$21,861
C3024	Throughout building	Interior Floor Finish, Vinyl Sheeting, Replace	15	6	9	2000	SF	\$7.	01 \$10	.37 \$20,742							\$20,74	2					\$20,742
C3025	Music room	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	1000	SF	\$7.	26 \$10	.74 \$10,736				\$10,736	6					\$10,736			\$21,473
D1013	Stage	Wheelchair Lift, 250, Renovate	25	5	20	1	EA	\$16,652.	79 \$24,639	.47 \$24,639												\$24,6	\$39 <b>\$24,639</b>
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	5	15	7	EA	\$4,051.	00 \$5,993	.86 \$41,957										\$41,957			\$41,957
D2012	Restrooms	Waterless Urinal, Vitreous China, Replace	20	5	15	3	EA	\$635.	00 \$939	.55 \$2,819										\$2,819			\$2,819
D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	5	15	6	EA	\$4,051.	00 \$5,993	.86 \$35,963										\$35,963			\$35,963
D2018	Building exterior	Drinking Fountain, Refrigerated, Replace	10	5	5	1	EA	\$6,488.	00 \$9,599	.64 \$9,600				\$9,600	)					\$9,600			\$19,199
D2023	MPR	Water Heater, 30 - 52 GAL, Replace	15	5	10	1	EA	\$4,051.	00 \$5,993	.86 \$5,994								\$5,994					\$5,994
D3042	Throughout building	Exhaust Fan, 350 CFM, Replace	15	6	9	2	EA	\$2,021.	37 \$2,991	.56 \$5,983							\$5,98	3					\$5,983
D3042	Throughout building	Exhaust Fan, 470 CFM, Replace	15	6	9	1	EA	\$2,021.	37 \$2,991	.56 \$2,992							\$2,99	2					\$2,992
D3042	Throughout building	Exhaust Fan, 70 CFM, Replace	15	6	9	6	EA	\$889.	90 \$1,316	.70 \$7,900							\$7,90	0					\$7,900
D3051	Above ceiling	Furnace, Gas, 251 to 300 MBH, Replace	20	5	15	1	EA	\$14,280.	38 \$21,129	.25 \$21,129										\$21,129			\$21,129
D3051	Above ceiling	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	1	EA	\$3,801.	45 \$5,624	.62 \$5,625										\$5,625			\$5,625
D3051	Above ceiling	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	1	EA	\$3,801.	45 \$5,624	.62 \$5,625										\$5,625			\$5,625
D3051	Above ceiling	Furnace, Gas, 251 to 300 MBH, Replace	20	5	15	1	EA	\$14,280.	38 \$21,129	.25 \$21,129										\$21,129			\$21,129
D5022	Utility closet	Light Dimming Panel, 8, Replace	15	5	10	1	EA	\$4,261.	42 \$6,305	.20 \$6,305								\$6,305					\$6,305
D5029	Throughout building	Lighting System, Interior, School, Upgrade	25	5	20	16400	SF	\$15.	36 \$22	.73 \$372,800												\$372,8	300 <b>\$372,800</b>
D5037	Utility closet	Fire Alarm Control Panel, Addressable, Replace	15	5	10	1	EA	\$20,297.	59 \$30,032	.32 \$30,032								\$30,032					\$30,032
D5037	Throughout	Fire Alarm System, School, Install	20	5	15	16400	SF	\$3.	13 \$4	.63 \$75,992										\$75,992			\$75,992
D5092	Building B, Multi Purpose Roo	Central Emergency Lighting, Interruptible Inverter, 3 kW, 90 Minute Reserve Battery, Replace	15	6	9	1	EA	\$39,255.	00 \$58,081	.70 \$58,082							\$58,08	2					\$58,082
E1093	Kitchen	Commercial Kitchen, Icemaker, Freestanding, Replace	15	9	6	1	EA	\$6,118.	55 \$9,053	.01 \$9,053					\$9,053								\$9,053
E1093	Kitchen	Commercial Kitchen, Food Warmer, Replace	15	5	10	1	EA	\$1,551.	91 \$2,296	.20 \$2,296								\$2,296					\$2,296
G2047	Gymnasium	Sports Apparatus, Basketball Backstop, Replace	10	6	4	4	EA	\$9,435.	54 \$13,960	.97 \$55,844				\$55,844					\$55,844				\$111,688
G2049	Gymnasium	Sound Wall, Sound Absorption Panels, Replace	20	6	14	1800	SF	\$10.	33 \$15	.28 \$27,512									\$27,512				\$27,512
Totals, U	nescalated										\$0	\$0	\$0	\$0 \$66,774 \$99,162	2 \$9,053	\$0	\$0 \$150,40	2 \$44,628	\$0 \$0 \$0 \$189,288	\$430,794	\$0 \$0	\$0 \$46,537 \$397,4	39 \$1,434,077
Totals, E	scalated (3.0% inflation, com	oounded annually)									\$0	\$0	\$0	\$0 \$75,155 \$114,955	5 \$10,810	\$0	\$0 \$196,24	0 \$59,976	\$0 \$0 \$0 \$286,316	\$671,163	\$0 \$0	\$0 \$81,603 \$717,8	19 \$2,214,037

\* Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGuire Elementary / Building C, Library & Classrooms

Lana Moo	and Elementary / Bi	uliding C, Library & Classrooms																											Deficienc
Iniformat Gode	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityU	Unit L	Unit Cost	w/ Markup * Subtotal	2019	2020 2	021 2	2022 20	23 20	24 202	5 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038 203	
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	16600	SF	\$2.87	\$4.25 \$70,508					\$70,50	08									\$70,508					\$141,01
B2032	Building Exterior	Exterior Door, Steel, Replace	25	5	20	8	EA	\$3,800.00	\$5,622.48 \$44,980																			\$44,98	\$44,98
B3011	Roof	Roof, Asphalt Shingle, Replace	20	7	13	32700	SF	\$3.42	\$5.06 \$165,494												\$1	65,494							\$165,49
B3011	Roof	Roof TPO, Single-Ply TPO/PVC Membrane, Replace	20	5	15	3800	SF	\$15.93	\$23.57 \$89,571															\$89,571					\$89,57
C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	5	15	7	EA	\$3,081.00	\$4,558.65 \$31,911															\$31,911					\$31,91
C1031	Restrooms	Toilet Partitions, Wood, Replace	20	5	15	9	EA	\$1,250.00	\$1,849.50 \$16,646															\$16,646					\$16,64
C3012	Throughout buildir	Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	18200	SF	\$1.45	\$2.15 \$39,047		\$39,0	047							\$39,047							\$.	39,047		\$117,14
C3012	Throughout buildir	Interior Wall Finish, Laminated Paneling, Replace	20	5	15	2500	SF	\$15.31	\$22.65 \$56,615															\$56,615					\$56,61
C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace	25	5	20	1700	SF	\$16.55	\$24.49 \$41,639																			\$41,63	9 \$41,63
C3021	Restrooms	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	2000	SF	\$9.23	\$13.66 \$27,326					\$27,32	26									\$27,326					\$54,65
C3024	Classrooms	Interior Floor Finish, Vinyl Sheeting, Replace	15	5	10	5000	SF	\$7.01	\$10.37 \$51,854										\$51,854										\$51,85
C3025	Throughout buildir	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	28000	SF	\$7.26	\$10.74 \$300,620					\$300,62	20								\$	300,620					\$601,24

Uniformat Code	Location Description		Lifespan (EUL)	EAge	RUL	Quantity	/Unit	Unit Cost	w/ Markup *	ubtotal 20	019 202	20 2021	2022	2023 2024	2025 202	6 2027	2028	2029	2030	2031 2032	2033 2034	2035	2036 2037 2	2038 2039 Rep Estim	pair
C3031	Throughout building	g Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	5000	SF	\$1.94	\$2.87	\$14,327				\$14,327							\$14,327			\$28,6	654
C3032	Throughout building	g Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	5	15	17200	SF	\$3.11	\$4.60	\$79,172											\$79,172			\$79,1	172
D1019	Elevator	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	5	10	1	EA	\$8,000.00	\$11,836.80	\$11,837								\$11,837						\$11,8	837
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	5	15	14	EA	\$4,051.00	\$5,993.86	\$83,914											\$83,914			\$83,9	914
D2012	Restrooms	Waterless Urinal, Vitreous China, Replace	20	5	15	2	EA	\$635.00	\$939.55	\$1,879											\$1,879			\$1,8	879
D2014	Restrooms	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	5	15	12	EA	\$4,051.00	\$5,993.86	\$71,926											\$71,926			\$71,9	926
D2018	Throughout building	g Drinking Fountain, Refrigerated, Replace	10	5	5	1	EA	\$6,488.00	\$9,599.64	\$9,600				\$9,600							\$9,600			\$19,1	199
D2023	Utility closet	Water Heater, 16 - 29 GAL, Replace	15	5	10	1	EA	\$4,051.00	\$5,993.86	\$5,994								\$5,994						\$5,9	994
D3042	Above ceiling	Exhaust Fan, 350 CFM, Replace	15	5	10	1	EA	\$2,021.87	\$2,991.56	\$2,992								\$2,992						\$2,9	992
D3042	Above ceiling	Exhaust Fan, 210 CFM, Replace	15	5	10	2	EA	\$2,021.87	\$2,991.56	\$5,983								\$5,983						\$5,9	983
D3042	Above ceiling	Exhaust Fan, 210 CFM, Replace	15	5	10	2	EA	\$889.90	\$1,316.70	\$2,633								\$2,633						\$2,6	633
D3042	Above ceiling	Exhaust Fan, 380 CFM, Replace	15	5	10	4	EA	\$2,021.87	\$2,991.56	\$11,966								\$11,966						\$11,9	966
D3042	Above ceiling	Exhaust Fan, 210 CFM, Replace	15	5	10	1	EA	\$889.90	\$1,097.25	\$1,097								\$1,097						\$1,0	097
D3042	Above ceiling	Exhaust Fan, 420 CFM, Replace	15	5	10	4	EA	\$2,021.87	\$2,991.56	\$11,966								\$11,966						\$11,9	966
D3042	Above ceiling	Exhaust Fan, 165 CFM, Replace	15	5	10	1	EA	\$889.90	\$1,097.25	\$1,097								\$1,097						\$1,0	097
D3042	Above ceiling	Exhaust Fan, 70 CFM, Replace	15	5	10	5	EA	\$889.90	\$1,316.70	\$6,584								\$6,584						\$6,5	584
D3042	Above ceiling	Exhaust Fan, 70 CFM, Replace	15	5	10	1	EA	\$889.90	\$1,097.25	\$1,097								\$1,097						\$1,0	097
D3042	Above ceiling	Exhaust Fan, 210 CFM, Replace	15	5	10	2	EA	\$889.90	\$1,316.70	\$2,633								\$2,633						\$2,€	633
D3042	Above ceiling	Exhaust Fan, 210 CFM, Replace	15	5	10	5	EA	\$2,021.87	\$2,991.56	\$14,958								\$14,958						\$14,9	958
D3051	Above ceiling	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	5	EA	\$3,801.45	\$5,624.62	\$28,123											\$28,123			\$28,1	123
D3051	Above ceiling	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	2	EA	\$3,801.45	\$5,624.62	\$11,249											\$11,249			\$11,2	249
D3051	Above ceiling	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	3	EA	\$3,801.45	\$5,624.62	\$16,874											\$16,874			\$16,8	874
D3051	Above ceiling	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	2	EA	\$3,801.45	\$5,624.62	\$11,249											\$11,249			\$11,2	249
D5022	Electrical room	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	5	10	1	EA	\$4,261.42	\$6,305.20	\$6,305								\$6,305						\$6,3	305
D5029	Throughout building	g Lighting System, Interior, School, Upgrade	25	5	20	31200	SF	\$15.36	\$22.73	709,229														\$709,229 <b>\$709,2</b>	229
D5037	Utility room	Fire Alarm Control Panel, Addressable, Replace	15	5	10	1	EA	\$20,297.59	\$30,032.32	\$30,032								\$30,032						\$30,0	032
D5037	Throughout	Fire Alarm System, School, Install	20	5	15	31200	SF	\$3.13	\$4.63	144,570											\$144,570			\$144,5	570
D5092	Throughout building	g Exit Lighting Fixture, LED, Replace	10	5	5	9	EA	\$405.01	\$599.25	\$5,393				\$5,393							\$5,393			\$10,7	787
D5092	Utility room	Central Emergency Lighting, Interruptible Inverter, 3 kW, 90 Minute Reserve Battery, Replace	15	5	10	1	EA	\$39,255.00	\$58,081.70	\$58,082								\$58,082						\$58,0	082
P000X	Campus	Engineer, Mechanical/HVAC, General	0	0	0	1	EA	\$6,500.00	\$9,617.40	\$9,617 \$9,6	617													\$9,6	617
Totals, Une	scalated									\$9,6	617 \$	0 \$39,047	\$0	\$0 \$427,774	\$0 \$0	\$0	\$0 \$	266,158	\$0	\$0 \$165,494	\$0 \$1,071,474	\$0	\$0 \$39,047	\$0 \$795,847 \$2,814,4	457
Totals, Esc	alated (3.0% inflation	n, compounded annually)								\$9,6	617 \$	0 \$41,425	\$0	\$0 \$495,908	\$0 \$0	\$0	\$0 \$	357,693	\$0	\$0 \$243,033	\$0 \$1,669,322	\$0	\$0 \$66,474	\$0 \$1,437,388 \$4,320,8	861

<sup>\*</sup> Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGuire Elementary / Building D, Kindergarten

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2019 2020 2021 2022 202	3 2024	2025	2026	2027	2028 202	9 2030	2031 20	32 2033	2034	2035	2036	2037 2	038 203	Deficiency 39 Repair Estimate
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	7200	SF	\$2.87	\$4.2	5 \$30,582		\$30,582								\$30,582					\$61,164
B2032	Building Exterior	Exterior Door, Steel w/ Safety Glass, Replace	25	5	20	9	EA	\$3,081.00	\$4,558.6	5 \$41,028														\$41,02	8 <b>\$41,028</b>
B2032	Building Exterior	Exterior Door, Steel, Replace	25	5	20	2	EA	\$3,081.00	\$4,558.6	5 \$9,117														\$9,11	7 \$9,117
B3011	Roof	Roof, Single-Ply TPO/PVC Membrane, Replace	20	5	15	2000	SF	\$15.93	\$23.5	7 \$47,143										\$47,143					\$47,143
B3011	Roof	Roof, Modified Bituminous, Replace	20	5	15	2000	SF	\$9.00	\$13.3	1 \$26,623										\$26,623					\$26,623
B3016	Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	240	LF	\$8.37	\$12.3	9 \$2,973		\$2,973								\$2,973					\$5,946
C1021	Classrooms	Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	5	15	5	EA	\$3,081.00	\$4,558.6	5 \$22,793										\$22,793					\$22,793
C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	5	15	7	EA	\$3,081.00	\$4,558.6	5 \$31,911										\$31,911					\$31,911
C3012	Throughout building	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	5	3	5000	SF	\$1.42	\$2.1	1 \$10,529	\$10,529						\$10,529						\$10,	529	\$31,587
C3012	Restrooms	Interior Wall Finish, Laminated Paneling, Replace	20	5	15	500	SF	\$15.31	\$22.6	5 \$11,323										\$11,323					\$11,323
C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace	25	5	20	2500	SF	\$16.55	\$24.4	9 \$61,233														\$61,23	3 <b>\$61,233</b>
C3021	Throughout building	Interior Floor Finish, Concrete, Prep & Paint	10	5	5	1000	SF	\$9.23	\$13.6	6 \$13,663		\$13,663								\$13,663					\$27,326
C3024	Classrooms	Interior Floor Finish, Vinyl Sheeting, Replace	15	5	10	7000	SF	\$7.01	\$10.3	7 \$72,596						\$72,596	5								\$72,596
C3032	Throughout building	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	5	15	10000	SF	\$3.11	\$4.6	0 \$46,030										\$46,030					\$46,030
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	5	15	10	EA	\$4,051.00	\$5,993.8	6 \$59,939										\$59,939					\$59,939
D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	5	15	10	EA	\$4,051.00	\$5,993.8	6 \$59,939										\$59,939					\$59,939
D2023	Throughout building	Water Heater, Instant Hot, Electric, Replace	15	5	10	10	EA	\$4,051.00	\$5,993.8	6 \$59,939						\$59,939									\$59,939
D3042	Above ceiling	Exhaust Fan, 420 CFM, Replace	15	5	10	5	EA	\$2,021.87	\$2,991.5	6 \$14,958						\$14,958	3								\$14,958

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantityl	Jnit	Unit Cost *	// Markup	Subtotal	2019	2020 2	2021 2022	2023	2024	2025	2026	2027	202	8 2029 2030	2031	2032	2033 203	34 203	5 20	036 2	2037 2038 2039	Repair Estimate
D3042	Above ceiling	Exhaust Fan, 70 CFM, Replace	15	5	10	9	EA	\$889.90	\$1,316.7	0 \$11,850										\$11,850								\$11,850
D3051	Above ceiling	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	5	EA	\$3,801.45	\$5,624.6	2 \$28,123													\$28,12	3				\$28,123
D4031	Hallway	Fire Extinguisher, , Replace	15	5	10	10	EA	\$356.54	\$527.5	4 \$5,275										\$5,275								\$5,275
D5022	Utility closet	Light Dimming Panel, 8 relay, Replace	15	5	10	1	EA	\$4,261.42	\$6,305.2	0 \$6,305										\$6,305								\$6,305
D5022	Exterior	Flood Light, Exterior, 100 W, Replace	20	5	15	12	EA	\$995.47	\$1,472.9	0 \$17,675													\$17,67	5				\$17,675
D5029	Throughout building	Lighting System, Interior, School, Upgrade	25	5	20	10000	SF	\$15.36	\$22.7	3 \$227,317																	\$227,317	\$227,317
D5037	Utility closet	Fire Alarm Control Panel, Addressable, Replace	15	5	10	1	EA	\$20,297.59	\$30,032.3	2 \$30,032										\$30,032								\$30,032
D5037	Throughout building	Fire Alarm System, School, Upgrade/Install	20	5	15	10000	SF	\$3.13	\$4.6	3 \$46,337													\$46,33	7				\$46,337
D5092	Utility closet	Central Emergency Lighting, Interruptible Inverter, 3 kW, 90 Minute Reserve Battery, Replace	e 15	5	10	1	EA	\$39,255.00	\$58,081.7	0 \$58,082										\$58,082								\$58,082
Totals, Unes	calated										\$0	\$0	\$0 \$10,529	\$0 \$	47,218	\$0	\$0	\$0	\$(	\$259,037 \$10,529	\$0	\$0	\$0 \$445,05	2 \$	0	\$0	\$0 \$10,529 \$338,695	\$1,121,589
Totals, Escal	ated (3.0% inflation,	compounded annually)									\$0	\$0	\$0 \$11,505	\$0 \$	54,739	\$0	\$0	\$0	\$(	\$348,124 \$14,574	\$0	\$0	\$0 \$693,37	7 \$1	) :	\$0	\$0 \$18,462 \$611,721	\$1,752,503

<sup>\*</sup> Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGuire Elementary / Building E, Classrooms

Section   Sect	Lana Moda	ic Elementary / Buil	ding E, Olassioonis																										
14   15   15   15   15   15   15   15			Cost Description		EAge	RUL	QuantityU	nit l	w/ Marku Unit Cost *	<sup>p</sup> Subtotal	2019	2020	2021 2022	2023	2024	2025	2026 202	7 2028	2029	2030	2031 2	2032	2033	2034	2035	2036 20	137 2038	2039	Deficiency Repair Estimate
Section   Sect	B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	8500	SF	\$2.87 \$4.5	25 \$36,104					\$36,104								\$3€	6,104					\$72,207
14   15   15   15   15   15   15   15	B2032	Building Exterior	Exterior Door, Steel, Replace	25	5	20	3	EA	\$3,800.00 \$5,622.	48 \$16,867																		\$16,867	\$16,867
Control   Cont	B3011	Roof	Roof, Single-Ply TPO/PVC Membrane, Replace	20	5	15	900	SF	\$15.93 \$23.	57 \$21,214													\$21	1,214					\$21,214
	B3016	Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	1800	LF	\$8.37 \$12.	39 \$22,296					\$22,296								\$22	2,296					\$44,593
Car	C1021	Throughout building	Interior Door, Fully-Glazed Wood-Framed, Replace	15	5	10	6	EA	\$3,081.00 \$4,558.	\$27,352									\$27,352										\$27,352
Secretary   Secr	C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	5	15	12	EA	\$3,081.00 \$4,558.	\$54,704													\$54	4,704					\$54,704
201 2 Series of the Series of Series	C1031	Restrooms	Toilet Partitions, Wood, Replace	20	5	15	6	EA	\$1,250.00 \$1,849.	50 \$11,097													\$11	1,097					\$11,097
Second   S	C3012	Classrooms	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	6000	SF	\$1.45 \$2.	15 \$12,873			\$12,873						\$	512,873							\$12,873		\$38,618
Part	C3012	throughout	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	6000	SF	\$1.45 \$2.	15 \$12,873			\$12,873						\$	512,873							\$12,873		\$38,618
	C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace	25	5	20	1000	SF	\$16.55 \$24.	\$24,493																		\$24,493	\$24,493
201   Propher bulk by the	C3024	Throughout building	Interior Floor Finish, Vinyl Sheeting, Replace	15	5	10	2000	SF	\$7.01 \$10.	37 \$20,742									\$20,742										\$20,742
Part	C3025	Throughout building	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	6500	SF	\$7.26 \$10.	74 \$69,787					\$69,787								\$69	9,787					\$139,573
D211 Note 1 Note	C3032	Throughout building	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	5	15	8500	SF	\$3.11 \$4.0	39,126													\$39	9,126					\$39,126
2.1	D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	5	15	8	EA	\$4,051.00 \$5,993.	36 \$47,951													\$47	7,951					\$47,951
2011 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	D2012	Restrooms	Waterless Urinal, Vitreous China, Replace	20	5	15	2	EA	\$635.00 \$939.	55 \$1,879													\$1	1,879					\$1,879
D2022   Milly Intended New Mater Headers, 10 GAL, Registance   15   5   70   1   1   2   4   5   2   2   5   5   5   7   1   2   4   5   2   2   5   5   5   7   1   2   4   5   2   2   5   5   5   5   7   1   2   4   5   2   2   2   5   2   5   2   5   5	D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	5	15	5	EA	\$4,051.00 \$5,993.	36 \$29,969													\$29	9,969					\$29,969
0.0042 Above coaling Enhants Fan, 380 CPM, Replace 155 6 10 1 1 EA \$2.01.87 \$2.901.50 \$2.902 \$1.000 \$1.00000 \$1.00000 \$1.00000 \$1.00000 \$1.000	D2018	Throughout building	Drinking Fountain, Refrigerated, Replace	10	5	5	1	EA	\$6,488.00 \$9,599.	\$9,600					\$9,600								\$9	9,600					\$19,199
2014 2 Alove ceiling Ethaus Fan, 30 CFM, Replace 15 15 15 15 15 15 15 15 15 15 15 15 15	D2023	Utility closet	Water Heater, 10 GAL, Replace	15	5	10	1	EA	\$1,280.00 \$1,893.	39 \$1,894									\$1,894										\$1,894
2012 22 Also seeding Eshaust Fan. 150 CFM. Replace 116 116 116 116 116 116 116 116 116 11	D3042	Above ceiling	Exhaust Fan, 330 CFM, Replace	15	5	10	1	EA	\$2,021.87 \$2,991.	56 \$2,992									\$2,992										\$2,992
2014 Above ceiling Exhaust Fan, 280 CFM, Replace 156 156 157 157 158 158 159 159 159 159 159 159 159 159 159 159	D3042	Above ceiling	Exhaust Fan, 380 CFM, Replace	15	5	10	1	EA	\$2,021.87 \$2,991.	56 \$2,992									\$2,992										\$2,992
2012 Above ceiling Eshaust Fan, 280 CFM, Replace 15 5 10 1 1 EA \$8.90 \$1.00 72 \$1.00 70 \$1.00	D3042	Classrooms	Exhaust Fan, 180 CFM, Replace	15	5	10	1	EA	\$889.90 \$1,097.2	25 \$1,097									\$1,097										\$1,097
Above ceiling Exhaust Fan, 180 CFM, Replace 15 5 10 1 EA \$889.0 \$1,097.25 \$1,097 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	D3042	Above ceiling	Exhaust Fan, 150 CFM, Replace	15	5	10	1	EA	\$889.90 \$1,097.	25 \$1,097									\$1,097										\$1,097
Display   Disp	D3042	Above ceiling	Exhaust Fan, 280 CFM, Replace	15	5	10	1	EA	\$2,021.87 \$2,991.	56 \$2,992									\$2,992										\$2,992
Display   Disp	D3042	Above ceiling	Exhaust Fan, 180 CFM, Replace	15	5	10	1	EA	\$889.90 \$1,097.3	25 \$1,097									\$1,097										\$1,097
D3042 Above ceiling Exhaust Fan, 70 CFM, Replace 15 5 10 1 EA \$889.90 \$1,097.25 \$1,097	D3042	Classrooms	Exhaust Fan, 70 CFM, Replace	15	5	10	1	EA	\$889.90 \$1,097.3	25 \$1,097									\$1,097										\$1,097
D3051 Above ceiling Furnace, Gas, 51 to 100 MBH, Replace 20 5 15 1 EA \$3,801.45 \$5,624.62 \$5,625	D3042	Above ceiling	Exhaust Fan, 150 CFM, Replace	15	5	10	1	EA	\$889.90 \$1,097.3	25 \$1,097									\$1,097										\$1,097
D3051 Above ceiling Furnace, Gas, 51 to 100 MBH, Replace 20 5 15 5 EA \$3,801.45 \$5,624.62 \$28,123	D3042	Above ceiling	Exhaust Fan, 70 CFM, Replace	15	5	10	1	EA	\$889.90 \$1,097.	25 \$1,097									\$1,097										\$1,097
D5022 Utility closet Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace 15 5 10 1 EA \$4,261.42 \$6,305.20 \$6,305	D3051	Above ceiling	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	1	EA	\$3,801.45 \$5,624.	\$5,625													\$5	5,625					\$5,625
D5029 Throughout building Lighting System, Interior, School, Upgrade 25 5 20 9200 SF \$15.36 \$22.73 \$209,132 S	D3051	Above ceiling	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	5	EA	\$3,801.45 \$5,624.	\$28,123													\$28	8,123					\$28,123
D5037 Utility closet Fire Alarm Control Panel, Addressable, Replace 15 5 10 1 EA \$20,297.59 \$30,032.32 \$30,032 \$ 50,032	D5022	Utility closet	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	5	10	1	EA	\$4,261.42 \$6,305	20 \$6,305									\$6,305										\$6,305
D5037 Throughout building Fire Alarm System, School, Upgrade/Install 20 5 15 9200 SF \$3.13 \$4.63 \$42,630	D5029	Throughout building	Lighting System, Interior, School, Upgrade	25	5	20	9200	SF	\$15.36 \$22.	73 \$209,132																		\$209,132	\$209,132
D5092 Utility room Central Emergency Lighting, Interruptible Inverter, 3 kW, 90 Minute Reserve Battery, Replace 15 5 10 1 EA \$39,255.00 \$58,081.70 \$58,082	D5037	Utility closet	Fire Alarm Control Panel, Addressable, Replace	15	5	10	1	EA	\$20,297.59 \$30,032.	32 \$30,032									\$30,032										\$30,032
	D5037	Throughout buildir	Fire Alarm System, School, Upgrade/Install	20	5	15	9200	SF	\$3.13 \$4.0	\$42,630													\$42	2,630					\$42,630
Totals, Unescalated \$0 \$0 \$0 \$25,745 \$0 \$137,786 \$0 \$0 \$0 \$0 \$0 \$159,965 \$25,745 \$0 \$0 \$0 \$0 \$0 \$25,745 \$250,44	D5092	Utility room	Central Emergency Lighting, Interruptible Inverter, 3 kW, 90 Minute Reserve Battery, Replace	e 15	5	10	1	EA	\$39,255.00 \$58,081.	70 \$58,082									\$58,082										\$58,082
	Totals, Unes	calated									\$0	\$0	\$0 \$25,745	\$0	\$137,786	\$0	\$0 \$0	\$0 \$	159,965 \$	25,745	\$0	\$0	\$0 \$420	0,104	\$0	\$0	\$0 \$25,745	\$250,492	\$1,045,583
Totals, Escalated (3.0% inflation, compounded annually) \$0 \$0 \$214,979 \$35,637 \$0 \$0 \$0 \$45,144 \$452,4	Totals, Esca	lated (3.0% inflation	, compounded annually)								\$0	\$0	\$0 \$28,132	\$0	\$159,732	\$0	\$0 \$0	\$0 \$	214,979 \$	35,637	\$0	\$0	\$0 \$654	4,508	\$0	\$0	\$0 \$45,144	\$452,417	\$1,590,550

<sup>\*</sup> Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGuire Elementary / Building F, Classrooms

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	v/ Markup	Subtotal	2019 2020 2021 20	22 2023	2024	2025	2026	2027	2028 2029 2030	2031	2032 2	033 2034	2035	2036	2037 2038 2039	Repair Estimate
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	8500	SF	\$2.87	\$4.2	5 \$36,104			\$36,104							\$36,104				\$72,207
B2032	Building Exterior	Exterior Door, Steel, Replace	25	5	20	3	EA	\$3,081.00	\$4,558.6	5 \$13,676													\$13,676	\$13,676
B3011	Roof	Roof, Single-Ply TPO/PVC Membrane, Replace	20	5	15	900	SF	\$15.93	\$23.5	7 \$21,214										\$21,214				\$21,214
B3016	Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	180	LF	\$8.37	\$12.3	9 \$2,230			\$2,230							\$2,230				\$4,459
C1021	Throughout building	Interior Door, Fully-Glazed Wood-Framed, Replace	15	5	10	6	EA	\$3,081.00	\$4,558.6	5 \$27,352							\$27,352							\$27,352
C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	5	15	12	EA	\$3,081.00	\$4,558.6	5 \$54,704										\$54,704				\$54,704
C1031	Restrooms	Toilet Partitions, Wood, Replace	20	5	15	6	EA	\$1,250.00	\$1,849.5	0 \$11,097										\$11,097				\$11,097
C3012	Classrooms	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	6000	SF	\$1.45	\$2.1	5 \$12,873	\$12,8	73					\$12,873						\$12,873	\$38,618
C3012	Throughout building	Interior Wall Finish, Ceramic Tile, Replace	25	5	20	1000	SF	\$16.55	\$24.4	9 \$24,493													\$24,493	\$24,493
C3024	Throughout building	Interior Floor Finish, Vinyl Sheeting, Replace	15	5	10	2000	SF	\$7.01	\$10.3	7 \$20,742							\$20,742							\$20,742
C3025	Throughout building	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	6500	SF	\$7.26	\$10.7	4 \$69,787			\$69,787							\$69,787				\$139,573
C3032	Throughout building	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	5	15	8500	SF	\$3.11	\$4.6	0 \$39,126										\$39,126				\$39,126
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	5	15	8	EA	\$4,051.00	\$5,993.8	6 \$47,951										\$47,951				\$47,951
D2012	Restrooms	Waterless Urinal, Vitreous China, Replace	20	5	15	2	EA	\$635.00	\$939.5	5 \$1,879										\$1,879				\$1,879
D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	5	15	5	EA	\$4,051.00	\$5,993.8	6 \$29,969										\$29,969				\$29,969
D2018	Throughout building	Drinking Fountain, Refrigerated, Replace	10	5	5	1	EA	\$6,488.00	\$9,599.6	4 \$9,600			\$9,600							\$9,600				\$19,199
D2023	Utility closet	Water Heater, 10 GAL, Replace	15	5	10	1	EA	\$4,051.00	\$5,993.8	6 \$5,994							\$5,994							\$5,994
D3042	Classrooms	Exhaust Fan, 150 CFM, Replace	15	5	10	1	EA	\$889.90	\$1,097.2	5 \$1,097							\$1,097							\$1,097
D3042	Classrooms	Exhaust Fan, 280 CFM, Replace	15	5	10	1	EA	\$2,021.87	\$2,991.5	6 \$2,992							\$2,992							\$2,992
D3042	Classrooms	Exhaust Fan, 330 CFM, Replace	15	5	10	1	EA	\$2,021.87	\$2,991.5	6 \$2,992							\$2,992							\$2,992
D3042	Classrooms	Exhaust Fan, 150 CFM, Replace	15	5	10	1	EA	\$889.90	\$1,097.2	5 \$1,097							\$1,097							\$1,097
D3042	Classrooms	Exhaust Fan, 70 CFM, Replace	15	5	10	1	EA	\$889.90	\$1,097.2	5 \$1,097							\$1,097							\$1,097
D3042	Classrooms	Exhaust Fan, 380 CFM, Replace	15	5	10	1	EA	\$2,021.87	\$2,991.5	6 \$2,992							\$2,992							\$2,992
D3042	Classrooms	Exhaust Fan, 180 CFM, Replace	15	5	10	1	EA	\$889.90	\$1,097.2	5 \$1,097							\$1,097							\$1,097
D3051	Classrooms	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	5	EA	\$3,801.45	\$5,624.6	2 \$28,123										\$28,123				\$28,123
D3051	Classrooms	Furnace, Gas, 51 to 100 MBH, Replace	20	5	15	1	EA	\$3,801.45	\$5,624.6	2 \$5,625										\$5,625				\$5,625
D5022	Utility closet	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	5	10	1	EA	\$4,261.42	\$6,305.2	0 \$6,305							\$6,305							\$6,305
D5029	Throughout building	Lighting System, Interior, School, Upgrade	25	5	20	10000	SF	\$15.36	\$22.7	3 \$227,317													\$227,317	\$227,317
D5037	Utility closet	Fire Alarm Control Panel, Addressable, Replace	15	5	10	1	EA	\$20,297.59	\$30,032.3	2 \$30,032							\$30,032							\$30,032
D5037	Throughout building	Fire Alarm System, School, Upgrade/Install	20	5	15	10000	SF	\$3.13	\$4.6	3 \$46,337										\$46,337				\$46,337
D5092	Utility room	Central Emergency Lighting, Interruptible Inverter, 3 kW, 90 Minute Reserve Battery, Replace	e 15	5	10	1	EA	\$39,255.00	\$58,081.7	0 \$58,082							\$58,082							\$58,082
Totals, Une	calated										\$0 \$0 \$0 \$12,8	73 \$0	\$117,720	\$0	\$0	\$0	\$0 \$161,870 \$12,873	\$0	\$0	\$0 \$403,744	\$0	\$0	\$0 \$12,873 \$265,486	\$987,438
Totals, Esc	lated (3.0% inflation, o	compounded annually)									\$0 \$0 \$0 \$14,0	66 \$0	\$136,469	\$0	\$0	\$0	\$0 \$217,540 \$17,819	\$0	\$0	\$0 \$629,020	\$0	\$0	\$0 \$22,572 \$479,497	\$1,516,984

<sup>\*</sup> Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGuire Elementary / Maintenance Building

Uniformat (	odeLocation Descriptio	nCost Description	Lifespan (EL	JL)EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2019	2020 2021 202	2023	2024	2025	2026	2027 20	28 2029	030 203	2032	2033 2	2034	2035	2036	2037 2	2038	2039 Deficiency Repair Es	stimate
B2011	Building Exterior	Exterior Wall, Aluminum Siding, 1-2 Stories, Replace	40	29	11	5500	SF	\$8.67	\$12.84	\$70,594								\$70	594								\$	\$70,594
B2021	Building Exterior	Window, SF, Replace	30	27	3	4	EA	\$584.21	\$864.39	\$3,458		\$3,458															:	\$3,458
B2032	Building Exterior	Exterior Door, Steel, Replace	25	21	4	2	EA	\$3,081.00	\$4,558.65	\$9,117			\$9,117															\$9,117
B2034	Building Exterior	Overhead Door, Aluminum Roll-Up 400 SF, Replace	35	29	6	2	EA	\$9,078.59	\$13,432.68	\$26,865					\$26,865												\$	\$26,865
B2034	Building Exterior	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	21	14	1	EA	\$4,025.54	\$5,956.18	\$5,956										\$5	5,956							\$5,956
B3011	Roof	Roof, Metal, Replace	40	29	11	3000	SF	\$12.45	\$18.42	\$55,259								\$55	259								\$	\$55,259
B3016	Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	8	2	200	LF	\$8.37	\$12.39	\$2,477		\$2,477							\$2,477									\$4,955
C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	11	9	11	EA	\$3,081.00	\$4,558.65	\$50,145							\$50,14	5									\$	\$50,145
D2011	Restrooms	Toilet, Flush Tank (Water Closet), Replace	20	15	5	1	EA	\$4,051.00	\$5,993.86	\$5,994				\$5,994														\$5,994
D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	15	5	1	EA	\$4,051.00	\$5,993.86	\$5,994				\$5,994														\$5,994
D3051	Restrooms	Unit Heater, 1 - 2 kW, Replace	20	11	9	1	EA	\$1,095.84	\$1,621.40	\$1,621							\$1,62	1										\$1,621
D4031	Throughout building	Fire Extinguisher, , Replace	15	4	11	12	EA	\$356.54	\$527.54	\$6,330								\$6	330									\$6,330
D5012	Near restroom	Distribution Panel, 125 AMP, Replace	30	11	19	1	EA	\$7,906.20	\$11,698.01	\$11,698															\$11,	698	\$	\$11,698
D5022	Throughout building	Fluorescent Lighting Fixture, 32 WATT, Replace	20	11	9	32	EA	\$213.86	\$316.42	\$10,126							\$10,12	6									\$	\$10,126
D5022	Building exterior	Flood Light, Exterior, 100 W, Replace	20	11	9	3	EA	\$995.47	\$1,472.90	\$4,419							\$4,4	9										\$4,419
D5037	Throughout building	Fire Alarm System, School, Install	20	18	2	3000	SF	\$3.13	\$4.63	\$13,901		\$13,901															\$	\$13,901
Totals, Une	scalated										\$0	\$0 \$16,378 \$3,458	\$9,117	\$11,988	\$26,865	\$0	\$0 \$66,3°	1 \$0 \$132	183 \$2,477	\$0 \$5	5,956	\$0	\$0	\$0	\$0 \$11,	698	\$0 \$2	286,432
Totals, Esc	alated (3.0% inflation, co	ompounded annually)									\$0	\$0 \$17,376 \$3,778	\$10,262	\$13.897	\$32.079	\$0	\$0 \$86,52	1 \$0 \$182	972 \$3,532	\$0 \$9	9,009	\$0	\$0	\$0	\$0 \$20,	513	\$0 \$3	379,938

\* Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

### Edna McGuire Elementary / Maintenance Offices / Taikwondo

			(EUL)				Unit	Unit Cost `	v/ Markup Subtotal 20	119 2020 2021	2022	2023	2024	2025	2026 20	27 2028	2029 20	30 2031	2032	2033	2034	2035	2036	2037	2038	2039	iciency Repair Estimate
B2021	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	4500	SF	\$2.87	\$4.25 \$19,114	\$19,114								\$19,114									\$38,227
D2021	Building Exterior	Window, 24 SF, Replace	30	30	0	50	EA	\$1,097.00	\$1,623.12 \$81,156 \$81,15	56																	\$81,156
B2021	Building Exterior	Window, SF, Replace	30	29	1	30	EA	\$719.86	\$1,065.11 \$31,953	\$31,953																	\$31,953
B2032	Building Exterior	Exterior Door, Wood Solid-Core, Replace	25	24	1	6	EA	\$4,051.00	\$5,993.86 \$35,963	\$35,963																	\$35,963
B2032	Building Exterior	Exterior Door, Steel w/ Safety Glass, Replace	25	19	6	4	EA	\$3,081.00	\$4,558.65 \$18,235					\$18,235													\$18,235
B2034	Building Exterior	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	24	11	1	EA	\$4,025.54	\$5,956.18 \$5,956								\$5,95	56									\$5,956
B3011	Roof	Roof, Modified Bituminous, Replace	20	18	2	5000	SF	\$9.00	\$13.31 \$66,557	\$66,557																	\$66,557
B3016	Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	8	2	500	LF	\$8.37	\$12.39 \$6,193	\$6,193								\$6,193									\$12,387
B3021	Roof	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	19	11	1	EA	\$1,207.20	\$1,786.17 \$1,786								\$1,78	86									\$1,786
C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	18	2	9	EA	\$3,081.00	\$4,558.65 \$41,028	\$41,028																	\$41,028
C3012	Throughout building	Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	7800	SF	\$1.45	\$2.15 \$16,734	\$16,734						\$16	5,734						\$	16,734			\$50,203
C3024	Restrooms	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	150	SF	\$4.80	\$5.92 \$888			\$888													\$888		\$1,776
C3024	Abandoned restroom	Interior Floor Finish, Ceramic Tile, Replace	50	45	5	100	SF	\$15.76	\$23.31 \$2,331				\$2,331														\$2,331
C3025	Office	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	e 10	8	2	2500	SF	\$7.26	\$10.74 \$26,841	\$26,841								\$26,841									\$53,682
C3032	Throughout building	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	18	2	4000	SF	\$3.11	\$4.60 \$18,412	\$18,412																	\$18,412
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	20	0	1	EA	\$4,051.00	\$5,993.86 \$5,994 \$5,99	94															\$	55,994	\$11,988
D2011	Abandoned restroom	Toilet, Tankless (Water Closet), Replace	20	18	2	2	EA	\$4,051.00	\$5,993.86 \$11,988	\$11,988																	\$11,988
D2012	Abandoned restroom	Urinal, Vitreous China, Replace	20	18	2	3	EA	\$1,193.44	\$1,765.82 \$5,297	\$5,297																	\$5,297
D2014	Restrooms	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	20	0	1	EA	\$4,051.00	\$5,993.86 \$5,994 \$5,99	94															\$	55,994	\$11,988
D2014	Abandoned restroom	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	18	2	2	EA	\$4,051.00	\$5,993.86 \$11,988	\$11,988																	\$11,988
D3051	Maintenance Offices / Taikwondo	Furnace, Gas, 101 to 150 MBH, Replace	20	11	9	2	EA	\$5,644.27	\$8,351.26 \$16,703							\$16,703											\$16,703
D4031	Throughout building	Fire Extinguisher, , Replace	15	9	6	10	EA	\$356.54	\$527.54 \$5,275					\$5,275													\$5,275
D5012	Utility closet	Switchboard, 200 AMP, Replace	30	29	1	1	EA	\$24,768.06	\$36,646.82 \$36,647	\$36,647																	\$36,647
D5012	Utility closet	Distribution Panel, 200 AMP, Replace	30	29	1	1	EA	\$7,906.20	\$11,698.01 \$11,698	\$11,698																	\$11,698
D5012	Office	Distribution Panel, 200 AMP, Replace	30	28	2	1	EA	\$7,906.20	\$11,698.01 \$11,698	\$11,698																	\$11,698
D5029	Throughout building	Lighting System, Interior, Office Building, Upgrade	25	19	6	5000	SF	\$9.24	\$13.67 \$68,372					\$68,372													\$68,372
Totals, Unescal	lated								\$93,14	44 \$116,261 \$235,850	\$0	\$888	\$2,331	\$91,882	\$0 \$	\$0 \$16,703 \$16	5,734 \$7,74	42 \$52,148	\$0	\$0	\$0	\$0	\$0 \$	16,734	\$888 \$1	11,988	\$663,294
Totals, Escalate	ed (3.0% inflation, compounded	annually)							\$93,14	44 \$119,749 \$250,213	\$0	\$999	\$2,702	\$109,712	\$0 \$	\$0 \$21,793 \$22	2,489 \$10,71	17 \$74,351	\$0	\$0	\$0	\$0	\$0 \$2	28,489	\$1,557 \$2	21,651	\$757,568

<sup>\*</sup> Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGui	re Elementary / Pacific	: Discovery School																						
Uniformat Code	Location Description		Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Marku *	<sup>p</sup> Subtota	2019 2020 202	21 2022	2023 202	4 2025	2026 2	027 2028 2029 203	0 203	2032	2033	2034	2035 2036 203	37 203	38 2039	Deficiency Repair Estimate
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	9000	SF	\$2.87	\$4.5	25 \$38,22	7		\$38,22	7					\$3	38,227				\$76,455
B2021	Building Exterior	Window, SF, Replace	30	30	0	11	EA	\$719.86	\$1,065.	.11 \$11,71	6 \$11,716													\$11,716
B2032	Building Exterior	Exterior Door, Steel, Replace	25	9	16	20	EA	\$3,081.00	\$4,558.6	65 \$91,17	3									\$9	91,173			\$91,173
B3011	Fair Condition Roof	Roof, Cool Reflective Coating, Install	10	10	0	8000	SF	\$2.10	\$3.	.11 \$24,85	7 \$24,857													\$24,857
B3011	Roof	Roof, Modified Bituminous, Replace	20	18	2	7000	SF	\$9.00	\$13.	31 \$93,18	0 \$93,18	0												\$93,180
B3011	Roof	Roof, Modified Bituminous, Replace	20	14	6	8000	SF	\$9.00	\$13.	31 \$106,49	1			\$106,491										\$106,491
C1021	Throughout building	Interior Door, Wood Solid-Core, Replace	20	9	11	17	EA	\$3,081.00	\$4,558.6	65 \$77,49	7					\$77,49	7							\$77,497
C1031	Restrooms	Toilet Partitions, Wood, Replace	20	5	15	3	EA	\$1,250.00	\$1,849.	50 \$5,54	9								\$	\$5,549				\$5,549
C3012	Throughout building	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	19000	SF	\$1.45	\$2.	15 \$40,76	3	\$40,763				\$40,76	3					\$40,76	3	\$122,289
C3012	Restrooms	Interior Wall Finish, Ceramic Tile, Replace	25	19	6	700	SF	\$16.55	\$24.4	49 \$17,14	5			\$17,145										\$17,145
C3021	Music room	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	5	5	1500	SF	\$8.74	\$12.9	93 \$19,39	8		\$19,39	8					\$1	19,398				\$38,796
C3024	Throughout building	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	7500	SF	\$4.80	\$7.	10 \$53,27	2		\$53,27	2									\$53,272	\$106,545
C3024	Restrooms	Interior Floor Finish, Ceramic Tile, Replace	50	44	6	160	SF	\$15.76	\$23.	31 \$3,73	0			\$3,730										\$3,730
C3024	Throughout building	Interior Floor Finish, Vinyl Sheeting, Replace	15	2	13	2500	SF	\$7.01	\$10.	37 \$25,92	7							\$25,927						\$25,927
C3025	Classrooms	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	5000	SF	\$7.26	\$10.	74 \$53,68	2 \$53,68	2					\$53,682							\$107,364
C3032	Classrooms	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	18	2	12000	SF	\$3.11	\$4.0	60 \$55,23	6 \$55,23	6												\$55,236
D2011	Restrooms	Toilet, Tankless (Water Closet), Replace	20	9	11	4	EA	\$4,051.00	\$5,993.	86 \$23,97	5					\$23,97	5							\$23,975
D2012	Restrooms	Urinal, Vitreous China, Replace	20	5	15	2	EA	\$1,193.44	\$1,765.8	82 \$3,53	2								\$	\$3,532				\$3,532
D2014	Kindergarten	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	10	10	1	EA	\$4,051.00	\$5,993.8	86 \$5,99	4					\$5,994								\$5,994
D2014	Restrooms	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	9	11	3	EA	\$4,051.00	\$5,993.8	86 \$17,98	2					\$17,98	2							\$17,982
D2018	Hallway	Drinking Fountain, Refrigerated, Replace	10	5	5	1	EA	\$6,488.00	\$9,599.0	64 \$9,60	0		\$9,60	0					9	\$9,600				\$19,199

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	/Unit	Unit Cost w/ Markup	Subtota	2019	2020	2021 2	022 2023 202	4 2025	5 2026	2027	2028	3 2029 2030	2031 2032 2033 2034 2035 2036 2037 2038 2039	Estimate
D3032	Electrical room	Ductless Split System, 2.5 - 3 TON, Replace	15	8	7	1	EA	\$6,577.13 \$9,731.5	3 \$9,73	2					\$9,732					\$9,732
D3051	Roof	Furnace, 51 - 75 MBH, Replace	20	16	4	1	EA	\$3,801.45 \$5,624.63	2 \$5,62	5			\$5,625							\$5,625
D3051	Roof	Furnace, 51 - 100 MBH, Replace	20	16	4	1	EA	\$3,801.45 \$5,624.63	2 \$5,62	5			\$5,625							\$5,625
D3051	Roof	Furnace, 51 - 100 MBH, Replace	20	16	4	1	EA	\$3,801.45 \$5,624.63	2 \$5,62	5			\$5,625							\$5,625
D3051	Roof	Furnace, 51 - 100 MBH, Replace	20	16	4	1	EA	\$3,801.45 \$5,624.63	2 \$5,62	5			\$5,625							\$5,625
D3051	Roof	Furnace, 41 - 50 MBH, Replace	20	16	4	1	EA	\$3,801.45 \$5,624.63	2 \$5,62	5			\$5,625							\$5,625
D3052	Roof	Heat Pump, 2.5 - 3 TON, Replace	15	13	2	1	EA	\$5,770.93 \$8,538.6	7 \$8,53	9		\$8,539							\$8,539	\$17,077
D3052	Roof	Heat Pump, 3.5 - 5 TON, Replace	15	13	2	1	EA	\$8,928.22 \$13,210.20	\$13,21	0		\$13,210							\$13,210	\$26,420
D3052	Roof	Heat Pump, 2.5 - 3 TON, Replace	15	13	2	1	EA	\$5,770.93 \$8,538.6	7 \$8,53	9		\$8,539							\$8,539	\$17,077
D3052	Roof	Heat Pump, 2.5 TON, Replace	15	13	2	1	EA	\$5,770.93 \$8,538.6	7 \$8,53	9		\$8,539							\$8,539	\$17,077
D3052	Roof	Heat Pump, 2.5 - 3 TON, Replace	15	13	2	1	EA	\$5,770.93 \$8,538.6	7 \$8,53	9		\$8,539							\$8,539	\$17,077
D4031	Hallway	Fire Extinguisher, , Replace	15	5	10	20	EA	\$356.54 \$527.5	4 \$10,55	1								\$10,551		\$10,551
D5012	Electrical room	Switchboard, 400 AMP, Replace	30	30	0	1	EA	\$24,768.06 \$36,646.83	2 \$36,64	7 \$36,647										\$36,647
D5012	Classrooms	Distribution Panel, 200 AMP, Replace	30	30	0	1	EA	\$7,906.20 \$11,698.0	1 \$11,69	8 \$11,698										\$11,698
D5012	Hallway	Distribution Panel, 250 AMP, Replace	30	30	0	1	EA	\$7,951.00 \$11,764.30	\$11,76	4 \$11,764										\$11,764
D5012	Classrooms	Distribution Panel, 225 AMP, Replace	30	28	2	1	EA	\$7,951.00 \$11,764.30	\$11,76	4		\$11,764								\$11,764
D5012	Electrical room	Distribution Panel, 125 AMP, Replace	30	19	11	1	EA	\$5,079.93 \$7,516.2	7 \$7,51	6								\$7,516		\$7,516
D5022	Building exterior	Low Pressure Sodium Lighting Fixture w/ Electronic Ballast, 250 W, Replace	20	11	9	11	EA	\$136.01 \$201.24	4 \$2,21	4							\$2,214			\$2,214
D5029	Throughout building	Lighting System, Interior, School, Upgrade	25	19	6	15000	SF	\$15.36 \$22.73	3 \$340,97	5				\$340,975						\$340,975
D5037	Electrical room	Fire Alarm Control Panel, Addressable, Replace	15	13	2	1	EA	\$20,297.59 \$30,032.33	2 \$30,03	2		\$30,032							\$30,032	\$60,065
D5037	Throughout building	Fire Alarm System, School, Upgrade/Install	20	5	15	15000	SF	\$3.13 \$4.63	3 \$69,50	5									\$69,505	\$69,505
E1093	Kitchen	Commercial Kitchen, Convection Oven, Double, Replace	10	2	8	1	EA	\$4,643.00 \$6,869.78	8 \$6,87	0						\$6,870			\$6,870	\$13,740
E1093	Kitchen	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	1	14	1	EA	\$4,256.00 \$6,297.18	86,29	7									\$6,297	\$6,297
E1093	Kitchen	Commercial Kitchen, Range/Oven, 4-Burner, Replace	15	1	14	1	EA	\$4,128.00 \$6,107.79	9 \$6,10	8									\$6,108	\$6,108
Totals, Unes	scalated									\$96,683	\$0	\$291,260 \$40,7	763 \$28,123 \$120,49	7 \$468,341	\$9,732	\$6,870	\$2,214	\$16,545 \$167,733	\$53,682 \$25,927 \$12,405 \$145,810 \$91,173 \$77,397 \$6,870 \$40,763 \$53,272	\$1,756,059
Totals, Esca	lated (3.0% inflation, co	ompounded annually)								\$96,683	\$0	\$308,997 \$44,5	543 \$31,653 \$139,689	9 \$559,224	\$11,969	\$8,702	\$2,888	\$22,235 \$232,182	\$76,538 \$38,075 \$18,764 \$227,167 \$146,306 \$127,926 \$11,695 \$71,478 \$96,216	\$2,272,929

<sup>\*</sup> Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGuire Elementary / Portables, Marin Day Schools

Euria McGuii	e Elementary / Portables, i	Walli Day Schools																						
Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Cost	w/ Markup * Subtotal 2019	2020 2021	2022	2023 2024 2025	2026	2027 20	28 20	29 2030	2031	2032	2033 2034	4 2035	2036	2037	2038 2039 De	eficiency Repair Estimate
B2011	Building Exterior	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2000	SF	\$2.87	\$4.25 \$8,495			\$8,495							\$8,495	5				\$16,990
B2032	Building Exterior	Exterior Door, Steel Insulated, Replace	25	5	20	5	EA	\$3,081.00	\$4,558.65 \$22,793														\$22,793	\$22,793
B3011	Roof	Roof, Metal, Replace	40	30	10	7000	SF	\$12.45	\$18.42 \$128,937						\$128,93	37								\$128,937
B3016	Roof	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	200	LF	\$8.37	\$12.39 \$2,477			\$2,477							\$2,477	7				\$4,955
C3024	Portables, Marin Day Scho	ools Interior Floor Finish, Vinyl Sheeting, Replace	15	5	10	3500	SF	\$7.01	\$10.37 \$36,298						\$36,29	98								\$36,298
C3025	Portables, Marin Day Scho	ools Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	4	6	2000	SF	\$7.26	\$10.74 \$21,473			\$21,473								\$21,473				\$42,946
C3032	Throughout	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	5	15	1600	SF	\$3.11	\$4.60 \$7,365										\$7,365	5				\$7,365
D2011	throughout	Toilet, Tankless (Water Closet), Replace	20	5	15	4	EA	\$4,051.00	\$5,993.86 \$23,975										\$23,975	5				\$23,975
D2014	Portables, Marin Day Scho	ools Service Sink, Porcelain Enamel, Cast Iron, Replace	20	11	9	2	EA	\$1,360.33	3 \$2,012.74 \$4,025					\$4,0	25									\$4,025
D3051	Closet	Furnace, Gas, 51 to 100 MBH, Replace	20	11	9	1	EA	\$3,801.45	5 \$5,624.62 \$5,625					\$5,6	25									\$5,625
D5012	Throughout building	Distribution Panel, 150 AMP, Replace	30	28	2	4	EA	\$9,777.06	\$14,466.13 \$57,865	\$57,865														\$57,865
D5012	Interior	Distribution Panel, 208 Y, 120 V, 150 Amp, Replace	30	21	9	1	EA	\$7,906.20	\$11,698.01 \$11,698					\$11,6	98									\$11,698
D5029	Throughout	Lighting System, Interior, School, Upgrade	25	5	20	6700	SF	\$15.36	\$22.73 \$152,302														\$152,302	\$152,302
D5037	Throughout	Fire Alarm System, School, Install	20	5	15	1600	SF	\$3.13	3 \$4.63 \$7,414										\$7,414	1				\$7,414
G2047	Site	Play Structure, Small, Replace	20	9	11	1	EA	\$18,975.00	\$28,075.41 \$28,075							\$28,075								\$28,075
G4021	Exterior of Building	Pole Light, Exterior, 80 to 100 W LED, Replace	20	5	15	6	EA	\$721.00	\$1,066.79 \$6,401										\$6,401	1				\$6,401
Totals, Unes	calated								\$0	\$0 \$57,865	\$0	\$0 \$10,972 \$21,473	\$0	\$0 \$21,3	18 \$165,2	\$28,075	\$0	\$0	\$0 \$56,127	7 <b>\$21,473</b>	\$0	\$0	\$0 \$175,096	\$557,664
Totals, Escal	ated (3.0% inflation, compo	unded annually)							\$0	\$0 \$61,388	\$0	\$0 \$12,720 \$25,640	\$0	\$0 \$27,8	54 \$222,00	\$38,863	\$0	\$0	\$0 \$87,444	\$34,458	\$0	\$0	\$0 \$316,242	\$826,671

<sup>\*</sup> Markup/LocationFactor (1.233) has been included in unit costs. Markup includes a 7% General Contractor Fees, Bond, Profit, Insurance, 10% Estimating Contingency, and 3% Client Administration factors applied to the location adjusted unit cost.

Edna McGuire Elementary / Site

Euria McGui	e Elementary / Site																												
Uniformat Co	deLocation Description	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	/Unit	<b>Unit Cost</b>	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026 2027	2028 20	029	2030 20	31 20	32 2033	2034	2035	2036	2037	2038	2039 Deficiency Repair Estimate
D2018	Building exterior	Drinking Fountain, Refrigerated, Replace	10	5	5	3	EA	\$1,257.5	1 \$1,860.61	\$5,582						\$5,582								\$5,582					\$11,164
D2018	Site	Drinking Fountain, Refrigerated, Replace	10	5	5	1	EA	\$1,257.5	1 \$1,860.61	\$1,861						\$1,861								\$1,861					\$3,721
G2022	Site	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	51000	SF	\$0.38	8 \$0.56	\$28,637		\$	28,637				9	\$28,637			\$28,63	37			\$28	,637			\$114,548
G2022	Site	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	2500	SF	\$0.38	8 \$0.47	\$1,170		:	\$1,170					\$1,170			\$1,17	70			\$1	,170			\$4,679

Uniformat (	odeLocation Description Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	/Unit	Unit Cost	w/ Markup	*Subtotal	2019 2020	2021 2	2023 2	2024		2021 202		000 <u>2</u> 001	.002 2000 2	<u>.</u>	2000 2	LUU1	. 2005 Deliciell	oy 110pun <b>L</b> aumuto
G2022	Pacific Discovery School Parking Lots, Asphalt Pavement, Mill & Overlay	25	5	20	15000	SF	\$3.28	\$4.85	5 \$72,805													\$72,805	\$72,805
G2031	Pacific Discovery School Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	30	30	0	100	SF	\$19.00	\$28.1	1 \$2,811	2,811													\$2,811
G2041	Pacific Discovery School Fences & Gates, Chain Link, 4' High, Replace	30	19	11	1000	LF	\$30.51	\$45.15	5 \$45,145							\$45,	145						\$45,145
G2045	Pacific Discovery School Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	20	14	6	12	EA	\$1,391.50	\$2,058.86	6 \$24,706				\$24,706										\$24,706
G2045	Site Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	20	5	15	30	EA	\$1,391.50	\$2,058.86	6 \$61,766									\$61,	766				\$61,766
G2045	Site Site Furnishings, Bike Rack, Replace	25	5	20	22	EA	\$1,090.00	\$1,612.77	7 \$35,481													\$35,481	\$35,481
G2047	Pacific Discovery School Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	9000	SF	\$0.38	\$0.56	6 \$5,067		\$5,067			\$5,067			\$5,067		\$	5,067			\$20,268
G2047	Site Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	43000	SF	\$0.38	\$0.56	6 \$24,208		\$24,208			\$24,208			\$24,208		\$2	4,208			\$96,834
G2047	Pacific Discovery School Sports Apparatus, Basketball Backstop, Replace	10	7	3	4	EA	\$9,435.64	\$13,960.97	7 \$55,844		\$55,8	44					\$55	844					\$111,688
G2047	Pacific Discovery School Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	21	4	1000	SF	\$3.28	\$4.85	5 \$4,853			\$4,853											\$4,853
G2047	Pacific Discovery School Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	16	4	1000	SF	\$0.81	\$0.99	9 \$995			\$995											\$995
G2047	Site Sports Apparatus, Basketball Backstop, Replace	10	5	5	1	EA	\$9,435.64	\$13,960.97	7 \$13,961			\$13,	961					\$13,	961				\$27,922
G2047	Pacific Discovery School Play Structure, Small, Replace	20	5	15	1	EA	\$18,975.00	\$28,075.4	1 \$28,075									\$28,	)75				\$28,075
G2047	Site Play Structure, Medium, Replace	20	5	15	3	EA	\$40,005.63	\$59,192.32	2 \$177,577									\$177,	577				\$177,577
G2047	Site Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	5	15	2500	SF	\$22.00	\$32.5	5 \$81,378									\$81,	378				\$81,378
G2047	Pacific Discovery School Play Surfaces & Sports Courts, Rubber Tiles, Replace	20	5	15	2000	SF	\$17.00	\$25.1	5 \$50,306									\$50,	306				\$50,306
G2057	Pacific Discovery School Irrigation System, , Replace/Install	25	5	20	3000	SF	\$3.16	\$4.68	8 \$14,038													\$14,038	\$14,038
G4021	Site Pole Light, 105 - 200 WATT, Replace/Install	20	5	15	28	EA	\$3,303.00	\$4,887.12	2 \$136,839									\$136,	339				\$136,839
G4021	Site Walkway Bollard Light, 70 - 150 WATT, Replace/Install	20	5	15	24	EA	\$1,494.12	\$2,210.70	0 \$53,057									\$53,	)57				\$53,057
Totals, Une	scalated									2,811 \$0	\$59,082 \$55,	44 \$5,848 \$21,	403 \$24,706	\$59,082	\$0 \$0	\$0 \$45,	145 \$59,082 \$55	844 \$0 \$610,	102 \$0 \$5	9,082	\$0 \$0	0 \$122,324	\$1,180,656
Totals, Esc	ulated (3.0% inflation, compounded annually)								9	2,811 \$0	62,680 \$61.0	22 \$6,582 \$24,	812 \$29,501	\$72.664	\$0 \$0	\$0 \$62.	192 \$84,237 \$82	009 \$0 \$950,	987 \$0 \$9	7.654	\$0 \$0	0 \$220,930	\$1,758,380

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https://www.assetcalc.net/Reports/ReplacementReserve.aspx



### FCA Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require additional exhibit in EMG's final report. EMG's Field Observer may ask for details associated with selected questions. time during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, This questionnaire will be utilized as an

Name of School: Edna Maguire Elementary	
Name of person completing questionnaire:	
John Binchi	
Length of Association with the Property:	Phone Number:
3 Years	415-389-7701

Year of Construction?         2014           No. of Stories?         Floors.2           Total Site Area?         Acres 11           Total Building Area?         Sqft 51,132		
	Year of Construction?	2014
	No. of Stories?	Floors.2
	Total Site Area?	Acres 11
	Total Building Area?	Sqft 51,132

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
<ol> <li>Elevators, if any</li> </ol>	08/30/2018	
2. HVAC Mechanical, Electric, Plumbing? Annually	Annually	
3. Fire Department?	08/17/2018	
4. Fire Sprinklers?	July/August 2018	
5. Fire Alarms?	July/August 2018	
6. Roofs?	December 2017	

<b>Key Questions</b> Major Capital Improvements in Last 3 yrs.	None Respo
Planned Capital Expenditure for Next Year?	None
Age of the Roof?	2014
What bldg. Systems Are Responsibilities of Outside Maintenance Contractors? (HVAC/Roof/Fire Sprinkler)	HVAC Repairs, Fire alarms and fire sprinklers

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Signature of person Interviewed or completing form

Date Date



## FCA Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

	QUESTION	×	Unk	A	COMMENTS
	Zoni	NG, BUIL	DING DE	SIGN &	ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES
-	Are there any unresolved building, fire, or zoning code issues?	×			
N	Is there any pending litigation concerning the property?	×			
ω	Are there any other significant issues/hazards with the property?	×			
4	Are there any unresolved construction defects at the property?	×			
Oi	Has any part of the property ever contained visible suspect mold growth?	×			
o	Is there a mold Operations and Maintenance Plan?	×			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?	×			
00	Have there been indoor air quality or mold related complaints from tenants?	×			
			GENE	GENERAL SITE	m
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	×			
10	Are there any problems with the landscape irrigation systems?	×			
		B	BUILDING STRUCTURE	STRUC	OTURE
1	Are there any problems with foundations or structures?	×			
12	Is there any water infiltration in basements or crawl spaces?	×			
3	Has a termite/wood boring insect inspection been performed within the last year?	×			



## FCA Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup

	QUESTION	Y N Unk	NA NA	COMMENTS
		Bui	BUILDING ENVELOPE	
14	Are there any wall, or window leaks?	×		
15	Are there any roof leaks?	×		
16	ls the roofing covered by a warranty or bond?	×		
17	Are there any poorly insulated areas?	×		
18	ls Fire Retardant Treated (FRT) plywood used?	×		
19	ls exterior insulation and finish system (EIFS) or a synthetic stucco finish used?	×		
	-	BUILDING	BUILDING HVAC AND ELECTRICAL	
20	Are there any leaks or pressure problems with natural gas service?	×		
21	Does any part of the electrical system use aluminum wiring?	×		
22	Are any of the HVAC units in failed condition?	×		
23	Do Commercial units have less than 200-Amp service?	×		
24	Are there any problems with the utilities, such as inadequate capacities?	×		
			ADA	
25	Has the management previously completed an ADA review?	×		
26	Have any ADA improvements been made to the property?	×		
27	Does a Barrier Removal Plan exist for the property?	×		
28	Has the Barrier Removal Plan been approved by an arms-length third	×		



## **Pre-Survey Questionnaire**

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup

	QUESTION	z	Unk	×	COMMENTS
				ADA	
29	Has building ownership or management received any ADA related complaints?	×			
30	Does elevator equipment require upgrades to meet ADA standards?	×			
			PLC	PLUMBING	6
31	Is the property served by private water well?	×			
32	Is the property served by a private septic system or other waste treatment systems?	×			
33	Is polybutylene piping used for water supply pipe?	×			
32	Are there any plumbing leaks or	×			

## Appendix E: Replacement Reserves

