

EMG Renamed Item Number	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate	
C10	Throughout building	876671	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	5	5	35305	SF	\$6.96	\$245,825						\$245,825					\$245,825	
C10	Throughout building	876599	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	6	4	24714	SF	\$1.94	\$47,861					\$47,861							\$47,861
C10	Stock room of kitchen	876600	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Repair	0	19	0	1000	SF	\$3.10	\$3,102	\$3,102											\$3,102
C10	Throughout building	876615	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	14	6	44897	SF	\$3.11	\$139,675						\$139,675						\$139,675
C10	Boiler room	876646	Residential Appliances, Clothes Dryer, Replace	15	11	4	1	EA	\$1,101.88	\$1,102					\$1,102							\$1,102
C10	Throughout building	876691	Residential Appliances, Refrigerator, 18 CF, Replace	15	11	4	1	EA	\$956.04	\$956					\$956							\$956
C10	Boiler room	876658	Residential Appliances, Clothes Washer, Replace	15	10	5	1	EA	\$1,329.98	\$1,330						\$1,330						\$1,330
C10	Office	876611	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	16	4	16	LF	\$467.63	\$7,482					\$7,482							\$7,482
C10	Gymnasium	876638	Sports Apparatus, Basketball Backstop, Replace	10	5	5	2	EA	\$1,000.00	\$2,000						\$2,000						\$2,000
D20	Restrooms	876643	Toilet, Tankless (Water Closet), Replace	20	13	7	22	EA	\$842.97	\$18,545							\$18,545					\$18,545
D20	Restroom	876642	Urinal, Vitreous China, Replace	20	13	7	5	EA	\$1,193.44	\$5,967								\$5,967				\$5,967
D20	Restrooms	876670	Lavatory, Vitreous China, Replace	20	13	7	21	EA	\$572.66	\$12,026								\$12,026				\$12,026
D20	Throughout building	876685	Sink, Stainless Steel, Replace	20	13	7	2	EA	\$1,054.05	\$2,108							\$2,108					\$2,108
D20	Throughout building	876672	Sink, Plastic, Replace	20	12	8	2	EA	\$575.99	\$1,152									\$1,152			\$1,152
D20	Mechanical closet	876620	Sink, Porcelain Enamel, Cast Iron, Replace	20	12	8	1	EA	\$1,167.28	\$1,167									\$1,167			\$1,167
D20	Hallway	876604	Drinking Fountain, Refrigerated, Replace	10	6	4	8	EA	\$1,257.51	\$10,060					\$10,060							\$10,060
D20	Boiler room	876681	Backflow Preventer, .75 INCH, Replace	15	11	4	1	EA	\$1,010.43	\$1,010					\$1,010							\$1,010
D20	Boiler room	876632	Water Softener, 10 GAL, Replace	15	12	3	1	EA	\$2,827.74	\$2,828				\$2,828								\$2,828
D20	Boiler room	876576	Water Heater, 98 GAL, Replace	15	11	4	1	EA	\$10,698.82	\$10,699					\$10,699							\$10,699
D20	Boiler room	876573	Condensate Return Station, 15 GAL, Replace	25	18	7	1	EA	\$7,732.67	\$7,733								\$7,733				\$7,733
D20	Boiler room	876588	Distribution Pump, Heating Water, 10 HP, Replace	20	14	6	1	EA	\$6,237.69	\$6,238						\$6,238						\$6,238
D20	Boiler room	876639	Distribution Pump, Heating Water, 10 HP, Replace	20	14	6	1	EA	\$6,237.69	\$6,238						\$6,238						\$6,238
D20	Boiler room	876610	Distribution Pump, Chiller & Condenser Water, 5 HP, Replace	20	17	3	1	EA	\$5,518.88	\$5,519				\$5,519								\$5,519
D30	Roof	876676	Cooling Tower, 76 to 100 Ton, Replace	20	14	6	1	EA	\$24,952.51	\$24,953						\$24,953						\$24,953
D30	Roof	876572	Exhaust Fan, 5001 - 8000 CFM, Replace	15	12	3	1	EA	\$5,570.04	\$5,570				\$5,570								\$5,570
D30	Front entrance	876583	Wall Heater, Gas w/ Electric Fan, Replace	20	17	3	3	EA	\$962.79	\$2,888				\$2,888								\$2,888
D30	Roof	876667	Packaged Unit (RTU), 8 to 10 Ton, Replace	15	12	3	1	EA	\$18,554.44	\$18,554				\$18,554								\$18,554
D30	Roof	876653	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	15	12	3	1	EA	\$14,395.83	\$14,396				\$14,396								\$14,396
D30	Ground Floor	876624	Heat Pump, Water Source, 1.5 to 2 Ton, Replace	20	11	9	19	EA	\$4,343.46	\$82,526										\$82,526		\$82,526
D30	Second Floor	877197	Heat Pump, Water Source, 1.5 to 2 Ton, Replace	20	11	9	16	EA	\$4,343.46	\$69,495										\$69,495		\$69,495
D30	First Floor	876614	Heat Pump, Water Source, 1.5 to 2 Ton, Replace	20	11	9	19	EA	\$4,343.46	\$82,526										\$82,526		\$82,526
D30	Boiler room	876640	Building Automation System (HVAC Controls), Full Upgrade (per SF), Upgrade	20	17	3	70610	SF	\$5.36	\$378,646				\$378,646								\$378,646
D30	Classroom	876580	Residential Fixtures, Ceiling Fan, Replace	15	12	3	24	EA	\$354.11	\$8,499				\$8,499								\$8,499
D40	Throughout building	876616	Sprinkler Heads (per SF), , Replace	20	13	7	70610	SF	\$1.33	\$93,897							\$93,897					\$93,897
D40	Mechanical closet	876662	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	\$20,297.59	\$20,298						\$20,298						\$20,298
D40	Throughout building	876687	Fire Alarm System, School, Upgrade/Install	20	11	9	70610	SF	\$3.13	\$221,129										\$221,129		\$221,129
D40	Throughout building	876682	Exit Lighting Fixture, w/ Battery, Replace	10	4	6	17	EA	\$418.95	\$7,122						\$7,122						\$7,122
D50	Mechanical room	876587	Distribution Panel, 800 AMP, Replace	30	26	4	1	EA	\$12,023.82	\$12,024					\$12,024							\$12,024
D50	Boiler room	876619	Distribution Panel, 400 AMP, Replace	30	25	5	1	EA	\$9,487.85	\$9,488						\$9,488						\$9,488
D50	Throughout building	876625	Lighting System, Interior, School, Upgrade	25	18	7	70610	SF	\$15.36	\$1,084,810							\$1,084,810					\$1,084,810
D70	Building exterior	876582	Security/Surveillance System, Cameras and CCTV, Upgrade/Install	10	4	6	70610	SF	\$4.35	\$306,956						\$306,956						\$306,956
D70	Hallway	876609	Defibrillator, Cabinet Mounted, Replace	5	2	3	1	EA	\$1,409.50	\$1,410				\$1,410				\$1,410				\$2,819
E10	Kitchen	876595	Commercial Kitchen, Food Warmer, Replace	15	12	3	1	EA	\$1,551.91	\$1,552				\$1,552								\$1,552
E10	Kitchen	876690	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,256.00	\$4,256					\$4,256							\$4,256
E10	Kitchen	876655	Commercial Kitchen, Dishwasher, Replace	10	6	4	1	EA	\$19,661.82	\$19,662					\$19,662							\$19,662
E10	Kitchen	876594	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle, Replace	15	10	5	1	EA	\$9,288.00	\$9,288						\$9,288						\$9,288
E10	Kitchen	876592	Commercial Kitchen, Ice maker, Freestanding, Replace	15	10	5	1	EA	\$6,118.55	\$6,119						\$6,119						\$6,119
E10	Kitchen	876677	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,515.00	\$2,515						\$2,515						\$2,515
E10	Kitchen	876656	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,644.00	\$4,644						\$4,644						\$4,644
E10	Kitchen	876686	Commercial Kitchen, Food Warmer, Replace	15	10	5	1	EA	\$1,551.91	\$1,552						\$1,552						\$1,552
E10	Kitchen	876578	Commercial Kitchen, Freezer, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,838.00	\$2,838						\$2,838						\$2,838
E10	Kitchen	876571	Commercial Kitchen, Food Warmer, Replace	15	10	5	1	EA	\$1,551.91	\$1,552						\$1,552						\$1,552
E10	Kitchen	876606	Commercial Kitchen, Exhaust Hood, Replace	15	10	5	1	EA	\$7,571.72	\$7,572						\$7,572						\$7,572

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D20	Boiler room	876787	Distribution Pump, 5 HP, Replace	20	17	3	1	EA	\$5,518.88	\$5,519					\$5,519							\$5,519
D20	Boiler room	876801	Distribution Pump, 5 HP, Replace	20	17	3	1	EA	\$5,518.88	\$5,519					\$5,519							\$5,519
D30	Rear of building	876728	Cooling Tower, 14 Ton, Replace	20	11	9	1	EA	\$7,421.69	\$7,422											\$7,422	\$7,422
D30	Building exterior	876834	Condensing Unit/Heat Pump, 5 TON, Replace	15	11	4	1	EA	\$6,439.81	\$6,440						\$6,440						\$6,440
D30	Building exterior	876740	Condensing Unit/Heat Pump, 5 TON, Replace	15	11	4	1	EA	\$6,439.81	\$6,440						\$6,440						\$6,440
D30	East RM 23/25/27 Music	879453	Fan Coil Unit, 3.5 to 5 Ton, Replace	15	11	4	1	EA	\$4,099.53	\$4,100						\$4,100						\$4,100
D30	Main Level	879448	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	15	11	4	24	EA	\$4,141.92	\$99,406						\$99,406						\$99,406
D30	West RM 30/32/34	879454	Fan Coil Unit, 3.5 to 5 Ton, Replace	15	11	4	1	EA	\$4,099.53	\$4,100						\$4,100						\$4,100
D30	Lower Level	879451	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	15	11	4	2	EA	\$4,141.92	\$8,284						\$8,284						\$8,284
D30	Roof	876753	Exhaust Fan, 1001 - 1500 CFM, Replace	15	11	4	1	EA	\$2,045.12	\$2,045						\$2,045						\$2,045
D30	Roof	876830	Exhaust Fan, 1501 - 2000 CFM, Replace	15	11	4	1	EA	\$2,045.12	\$2,045						\$2,045						\$2,045
D30	Roof	876776	Exhaust Fan, 2001 - 5000 CFM, Replace	15	11	4	1	EA	\$2,762.86	\$2,763						\$2,763						\$2,763
D30	Roof	876822	Exhaust Fan, 575 CFM, Replace	15	11	4	1	EA	\$1,750.30	\$1,750						\$1,750						\$1,750
D30	Roof	876798	Exhaust Fan, 1001 - 1500 CFM, Replace	15	11	4	1	EA	\$1,927.94	\$1,928						\$1,928						\$1,928
D30	Mechanical room	876714	Furnace, 154 MBH, Replace	20	11	9	1	EA	\$7,066.65	\$7,067											\$7,067	\$7,067
D30	Mechanical room	876764	Unit Heater, 1 - 2 kW, Replace	20	11	9	1	EA	\$1,095.84	\$1,096											\$1,096	\$1,096
D30	Throughout building	876734	Wall Heater, Gas w/ Electric Fan, Replace	20	11	9	3	EA	\$962.79	\$2,888											\$2,888	\$2,888
D30	Mechanical room	876701	Furnace, 154 MBH, Replace	20	11	9	1	EA	\$7,066.65	\$7,067											\$7,067	\$7,067
D30	Roof	876711	Packaged Unit (RTU), 4 TON, Replace	15	11	4	1	EA	\$10,581.39	\$10,581						\$10,581						\$10,581
D30	Roof	876832	Packaged Unit (RTU), 15 TON, Replace	15	11	4	1	EA	\$26,845.87	\$26,846						\$26,846						\$26,846
D30	Roof	876771	Packaged Unit (RTU), 25 TON, Replace	15	11	4	1	EA	\$44,377.70	\$44,378						\$44,378						\$44,378
D30	Modular Building	876863	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	50	0	2200	SF	\$6.25	\$13,758	\$13,758											\$13,758
D30	Throughout building	876808	Residential Fixtures, Ceiling Fan, Replace	15	11	4	39	EA	\$354.11	\$13,810						\$13,810						\$13,810
D40	Throughout building	876700	Sprinkler System, Full Retrofit, School (per SF), Renovate	50	50	0	40234	SF	\$6.25	\$251,603	\$251,603											\$251,603
D70	Office	876713	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	\$20,297.59	\$20,298								\$20,298				\$20,298
D70	Modular Building	876842	Security/Surveillance System, Cameras and CCTV, Upgrade/Install	10	4	6	2200	SF	\$4.35	\$9,564						\$9,564						\$9,564
D70	Throughout building	876810	Security/Surveillance System, Cameras and CCTV, Upgrade/Install	10	4	6	40234	SF	\$4.35	\$174,905						\$174,905						\$174,905
D70	Modular Building	876853	Exit Lighting Fixture, w/ Battery, Replace	10	4	6	5	EA	\$418.95	\$2,095						\$2,095						\$2,095
D70	Throughout building	876725	Exit Lighting Fixture, w/ Battery, Replace	10	4	6	14	EA	\$418.95	\$5,865						\$5,865						\$5,865
D70	Hallway	876767	Defibrillator, Cabinet Mounted, Replace	5	2	3	1	EA	\$1,409.50	\$1,410					\$1,410				\$1,410			\$2,819
E10	Boiler room	876792	Commercial Kitchen, Kiln, Replace	20	16	4	1	EA	\$22,440.00	\$22,440						\$22,440						\$22,440
E10	Kitchen	876722	Commercial Kitchen, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,077.62	\$5,078						\$5,078						\$5,078
E10	Kitchen	876783	Commercial Kitchen, Dishwasher, Replace	10	5	5	1	EA	\$19,661.82	\$19,662						\$19,662						\$19,662
E10	Kitchen	876788	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle, Replace	15	9	6	1	EA	\$9,288.00	\$9,288						\$9,288						\$9,288
E10	Kitchen	876723	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$4,256.00	\$4,256						\$4,256						\$4,256
E10	Kitchen	876819	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	9	6	1	EA	\$3,434.22	\$3,434						\$3,434						\$3,434
E10	Kitchen	876708	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$4,256.00	\$4,256						\$4,256						\$4,256
E10	Kitchen	876809	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$4,644.00	\$4,644						\$4,644						\$4,644
E10	Kitchen	876718	Commercial Kitchen, Exhaust Hood, Replace	15	9	6	1	EA	\$7,571.72	\$7,572						\$7,572						\$7,572
E10	Kitchen	876791	Commercial Kitchen, Freezer, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,838.00	\$2,838						\$2,838						\$2,838
E10	Kitchen	876705	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,515.00	\$2,515						\$2,515						\$2,515
E10	Kitchen	876732	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,515.00	\$2,515						\$2,515						\$2,515
E10	Kitchen	876736	Commercial Kitchen, Food Warmer, Replace	15	9	6	1	EA	\$1,551.91	\$1,552						\$1,552						\$1,552
E10	Kitchen	876818	Commercial Kitchen, Ice maker, Freestanding, Replace	15	9	6	1	EA	\$6,118.55	\$6,119						\$6,119						\$6,119
E10	Boiler room	876768	Residential Appliances, Clothes Washer, Replace	15	11	4	1	EA	\$1,329.98	\$1,330					\$1,330							\$1,330
E10	Boiler room	876828	Residential Appliances, Clothes Dryer, Replace	15	9	6	1	EA	\$1,101.88	\$1,102						\$1,102						\$1,102
G20	Site	876751	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	48963	SF	\$0.38	\$18,581					\$18,581						\$18,581	\$37,163
G20	Site	876760	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	13	7	7	EA	\$487.03	\$3,409							\$3,409					\$3,409
G20	Site	876726	Sports Apparatus, Basketball Backstop, Replace	10	6	4	2	EA	\$1,000.00	\$2,000					\$2,000							\$2,000
G40	Site	876735	Metal Halide Lighting Fixture, 250 WATT, Replace	20	17	3	8	EA	\$748.18	\$5,985					\$5,985							\$5,985
G40	Site	876698	LED Lighting Fixture, Basic, 11 W, Replace	20	11	9	12	EA	\$180.19	\$2,162										\$2,162		\$2,162
G40	Site	876729	Pole Light, 135 - 1000 WATT, Replace/Install	20	17	3	3	EA	\$8,523.34	\$25,570					\$25,570							\$25,570
Totals, Unescalated												\$265,361	\$5,994	\$0	\$145,526	\$365,375	\$213,067	\$456,200	\$941,316	\$16,917	\$254,398	\$2,664,153

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Totals, Escalated (3.0% inflation, compounded annually)											\$265,361	\$6,174	\$0	\$159,020	\$411,233	\$247,003	\$544,726	\$1,157,700	\$21,430	\$331,931	\$3,144,578

* Markup/LocationFactor (1.0) has been included in unit costs.

Edgar Road Elementary

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1.0	West wall		880557	Architect/Engineer, Building Envelope, Masonry, Evaluate/Report	0	67	0	1	EA	\$6,500.00 \$6,500	\$6,500										\$6,500		
1.2	Utility Chase		883453	Engineer, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	67	0	1	EA	\$5,000.00 \$5,000	\$5,000											\$5,000	
8.0	Storage Shed		881202	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	320	SF	\$2.87 \$919		\$919										\$919	
B20	Soffit, Fascia, Crown Molding, Siding		880575	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	1500	SF	\$2.87 \$4,306		\$4,306										\$4,306	
B20	Throughout		880585	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	25	5	87	EA	\$870.45 \$75,729						\$75,729						\$75,729	
B20	Side Entrance		880586	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	25	5	150	SF	\$48.00 \$7,200						\$7,200						\$7,200	
B30	Multi-Purpose Room, Modular Building		880618	Roof, Asphalt Shingle, Replace	20	11	9	7370	SF	\$3.42 \$25,209											\$25,209	\$25,209	
B30	Main building		880726	Roof, Single-Ply TPO/PVC Membrane, Replace	20	11	9	24667	SF	\$15.93 \$392,968											\$392,968	\$392,968	
B30	Main Building, Modular Building		883454	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	7	3	1200	LF	\$8.37 \$10,046				\$10,046								\$10,046	
C20	Throughout		880734	Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	15	5	59	EA	\$1,928.03 \$113,754						\$113,754						\$113,754	
C20	Throughout		880738	Interior Door, Wood Solid-Core, Replace	20	15	5	58	EA	\$1,423.11 \$82,541						\$82,541						\$82,541	
C20	Common area restrooms		880817	Toilet Partitions, Metal Overhead-Braced, Replace	20	11	9	23	EA	\$850.00 \$19,550											\$19,550	\$19,550	
C20	Throughout		880757	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	3	5	92200	SF	\$1.45 \$133,782						\$133,782						\$133,782	
C20	Throughout		880743	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	10690	SF	\$4.80 \$51,318						\$51,318						\$51,318	
C20	Throughout		880742	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	24950	SF	\$7.26 \$181,045						\$181,045						\$181,045	
C20	Throughout		880760	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	16	4	44836	SF	\$3.11 \$139,485						\$139,485						\$139,485	
D20	Common area restrooms		880820	Urinal, Vitreous China, Replace	20	11	9	6	EA	\$1,193.44 \$7,161											\$7,161	\$7,161	
D20	Throughout		880829	Drinking Fountain, Refrigerated, Replace	10	5	5	6	EA	\$1,257.51 \$7,545						\$7,545						\$7,545	
D20	Mechanical room		880917	Backflow Preventer, 2", Replace	15	12	3	1	EA	\$2,603.17 \$2,603				\$2,603								\$2,603	
D20	Boiler room		880828	Domestic Circulator or Booster Pump, 0.5 HP, Replace	20	19	1	1	EA	\$3,414.40 \$3,414		\$3,414										\$3,414	
D20	Boiler room		880823	Water Heater, Gas, Commercial, 60 to 120 GAL., Replace	15	11	4	1	EA	\$10,698.82 \$10,699						\$10,699						\$10,699	
D20	Common area restrooms, Classrooms		880822	Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, 24 to 30", Replace	20	18	2	12	EA	\$1,082.84 \$12,994			\$12,994									\$12,994	
D30	Common area restrooms		880812	Toilet, Tankless (Water Closet), Replace	20	11	9	33	EA	\$842.97 \$27,818											\$27,818	\$27,818	
D30	Classrooms		880802	Sink, Stainless Steel, Replace	20	18	2	10	EA	\$1,054.05 \$10,541				\$10,541								\$10,541	
D30	Common area restrooms		880805	Sink, Trough Style, Solid Surface, Recycled Plastic, Vandalism Resistant, Replace	20	11	9	14	EA	\$2,332.00 \$32,648											\$32,648	\$32,648	
D30	Common area restrooms		880811	Sink, Porcelain Enamel, Cast Iron, Replace	20	11	9	4	EA	\$1,167.28 \$4,669											\$4,669	\$4,669	
D30	Boiler room		880928	Water Filter, Replace	15	13	2	1	EA	\$8,975.51 \$8,976				\$8,976								\$8,976	
D30	Boiler room		880930	Water Filter, Replace	15	13	2	1	EA	\$8,975.51 \$8,976				\$8,976								\$8,976	
D30	Boiler room		880878	Boiler, Gas, 1,001 to 2,000 MBH, Replace	25	22	3	1	EA	\$46,465.41 \$46,465					\$46,465							\$46,465	
D30	Building exterior		880884	Cooling Tower, 10 to 20 Ton, Replace	20	12	8	1	EA	\$7,421.69 \$7,422										\$7,422		\$7,422	
D30	Main roof		880903	Condenser, Air-Cooled, 4 Ton, Replace	15	11	4	1	EA	\$4,237.42 \$4,237						\$4,237						\$4,237	
D30	Mechanical room		880919	Fan Coil Unit, Hydronic, 200 to 400 CFM, Replace	15	12	3	1	EA	\$2,186.29 \$2,186				\$2,186								\$2,186	
D30	Throughout		881110	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	15	11	4	40	EA	\$4,141.92 \$165,677						\$165,677						\$165,677	
D30	Boiler room		880924	Distribution Pump, Heating Water, 5 HP, Replace	20	18	2	1	EA	\$5,518.88 \$5,519				\$5,519								\$5,519	
D30	Boiler room		880923	Distribution Pump, Heating Water, 5 HP, Replace	20	18	2	1	EA	\$5,518.88 \$5,519				\$5,519								\$5,519	
D30	Mechanical room		880914	Distribution Pump, Chiller & Condenser Water, 10 HP, Replace	20	12	8	1	EA	\$6,237.69 \$6,238										\$6,238		\$6,238	
D30	Storage area		881107	Unit Heater, Electric, 3 to 6 kW, Replace	20	11	9	1	EA	\$1,741.57 \$1,742											\$1,742	\$1,742	
D30	Main roof		880906	Heat Pump, Packaged (RTU), 16 to 20 Ton, Replace	15	11	4	1	EA	\$39,982.39 \$39,982						\$39,982						\$39,982	
D30	Main roof		880898	Heat Pump, Packaged (RTU), 21 to 25 Ton, Replace	15	11	4	1	EA	\$42,489.80 \$42,490						\$42,490						\$42,490	
D30	Modular Building		881119	Heat Pump, Packaged (RTU), 3.5 to 5 Ton, Replace	15	11	4	1	EA	\$8,928.22 \$8,928						\$8,928						\$8,928	
D30	Modular Building		881116	Heat Pump, Packaged (RTU), 3.5 to 5 Ton, Replace	15	11	4	1	EA	\$8,928.22 \$8,928						\$8,928						\$8,928	
D40	Throughout		883455	Fire Extinguisher - Type ABC, Replace	15	6	9	20	EA	\$314.93 \$6,299											\$6,299	\$6,299	
D40	Kitchen		881143	Fire Suppression System, Kitchen (CO2), Replace	15	11	4	1	EA	\$4,447.10 \$4,447						\$4,447						\$4,447	
D50	Boiler room		880945	Distribution Panel, 208 Y, 120 V, 400 Amp, Replace	30	25	5	3	EA	\$9,487.85 \$28,464								\$28,464				\$28,464	
D50	Throughout		880944	Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	25	5	2	EA	\$7,951.00 \$15,902								\$15,902				\$15,902	
D50	Building exterior		881198	Fluorescent Lighting Fixture, 80 W, Replace	20	18	2	2	EA	\$241.87 \$484				\$484									\$484
D60	Throughout		881147	Public Address Speaker, Replace	15	11	4	20	EA	\$408.81 \$8,176						\$8,176						\$8,176	
D70	Throughout		880950	Fire Alarm System, School, Install	20	15	5	49836	SF	\$3.13 \$156,071							\$156,071					\$156,071	

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate		
D70	Throughout	881102	Security Control Panel, Replace	15	14	1	1	EA	\$6,594.69	\$6,595		\$6,595										\$6,595	
D70	Throughout	881148	Exit Lighting Fixture, LED, Replace	10	8	2	20	EA	\$405.01	\$8,100			\$8,100										\$8,100
D70	Hallways	881104	Defibrillator, Cabinet Mounted, Replace	5	4	1	3	EA	\$1,409.50	\$4,229		\$4,229					\$4,229						\$8,457
E10	Kitchen	881152	Commercial Kitchen, Steamer, Freestanding, Replace	10	8	2	1	EA	\$9,516.00	\$9,516			\$9,516										\$9,516
E10	Kitchen	881155	Commercial Kitchen, Under Sink DHW Booster Heater, Replace	10	8	2	1	EA	\$3,283.00	\$3,283			\$3,283										\$3,283
E10	Kitchen	881159	Commercial Kitchen, Convection Oven, Single, Replace	10	8	2	1	EA	\$5,077.62	\$5,078			\$5,078										\$5,078
E10	Kitchen	881154	Commercial Kitchen, Dishwasher, Replace	10	8	2	1	EA	\$19,661.82	\$19,662			\$19,662										\$19,662
E10	Kitchen	881158	Commercial Kitchen, Range/Oven, 4-Burner, Replace	15	11	4	1	EA	\$4,128.00	\$4,128					\$4,128								\$4,128
E10	Kitchen	881156	Commercial Kitchen, Exhaust Hood, Replace	15	11	4	1	EA	\$7,571.72	\$7,572					\$7,572								\$7,572
E10	Kitchen	881161	Commercial Kitchen, Freezer, 3-Door Reach-In, Replace	15	11	4	1	EA	\$6,192.00	\$6,192					\$6,192								\$6,192
E10	Kitchen	881160	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	\$5,804.00	\$5,804					\$5,804								\$5,804
E10	Kitchen	881157	Commercial Kitchen, Food Warmer, Replace	15	11	4	1	EA	\$1,551.91	\$1,552					\$1,552								\$1,552
G20	Parking area	881168	Roadways, Asphalt Pavement, Mill & Overlay	25	20	5	39600	SF	\$3.28	\$129,710						\$129,710							\$129,710
G20	Parking area	881170	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	39600	SF	\$0.38	\$15,028				\$15,028					\$15,028				\$30,056
G20	Exterior Stairways	883456	Exterior Stairs & Ramps, Handrails, Metal, Replace	25	67	0	30	LF	\$50.00	\$1,500	\$1,500												\$1,500
G20	Main entrance	881204	Signage, Property, Monument/Pylon, Replace	20	18	2	1	EA	\$8,602.00	\$8,602			\$8,602										\$8,602
G20	Playground	881175	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	26300	SF	\$0.38	\$10,007				\$10,007					\$10,007				\$20,014
G20	Playground	881172	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	20	5	26300	SF	\$3.28	\$86,264					\$86,264								\$86,264
G20	Playground	881207	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	13	7	20000	SF	\$0.81	\$16,136							\$16,136						\$16,136
G20	Playground	881179	Play Structure, Swing Set, 4 Seats, Replace	20	11	9	2	EA	\$2,210.00	\$4,420											\$4,420		\$4,420
G20	Playground	881184	Play Structure, Pre-School, Replace	20	11	9	2	EA	\$7,590.00	\$15,180											\$15,180		\$15,180
G20	Playground	881181	Play Structure, Small, Replace	20	11	9	1	EA	\$18,975.00	\$18,975											\$18,975		\$18,975
G40	Building exterior	881188	Flood Light, Exterior, 100 W, Replace	20	18	2	8	EA	\$995.47	\$7,964			\$7,964										\$7,964
G40	Building exterior	881196	Fluorescent Lighting Fixture, 160 W, Replace	20	18	2	6	EA	\$262.68	\$1,576			\$1,576										\$1,576
Totals, Unescalated											\$13,000	\$19,462	\$116,788	\$86,336	\$690,661	\$836,961	\$4,229	\$16,136	\$38,695	\$556,637			\$2,378,905
Totals, Escalated (3.0% inflation, compounded annually)											\$13,000	\$20,046	\$123,900	\$94,342	\$777,345	\$970,268	\$5,049	\$19,845	\$49,017	\$726,286			\$2,799,098

* Markup/LocationFactor (1.0) has been included in unit costs.

Hixson Middle

EMG

Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate	
1.0	Football Stadium Bleachers	882681	Architect/Engineer, Building Envelope, Masonry, Evaluate/Report	0	29	0	1	EA	\$6,500.00	\$6,500	\$6,500											\$6,500
1.0	South Exterior Wall	882680	Architect/Engineer, Building Envelope, Masonry, Evaluate/Report	0	63	0	1	EA	\$6,500.00	\$6,500	\$6,500											\$6,500
1.0	Elevator	882677	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	29	0	1	EA	\$7,500.00	\$7,500	\$7,500											\$7,500
8.0	Football Stadium	887348	Stadium/Football Field Lighting, 4 Poles with Fixtures at Corners or Sides, Foundations, Poles, Power Supply, Competition Grade at 200 Lux, Replace	15	10	5	1	LS	\$185,400.00	\$185,400						\$185,400						\$185,400
B20	Library Soffit	882719	Exterior Wall, Insulated Finishing System (EIFS), 1-2 Stories, Repair	20	20	0	50	SF	\$45.60	\$2,280	\$2,280											\$2,280
B20	Soffits	882685	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	1535	SF	\$2.87	\$4,407					\$4,407							\$4,407
B20	Building exterior	882688	Curtain Wall, Aluminum-Framed System w/ Glazing, Replace	30	22	8	11700	SF	\$101.42	\$1,186,566									\$1,186,566			\$1,186,566
B20	Entrances	882693	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	22	8	106	SF	\$48.00	\$5,088								\$5,088				\$5,088
B20	Entrances	882699	Exterior Door, Fiberglass, Replace	25	22	3	25	EA	\$800.33	\$20,008				\$20,008								\$20,008
B20	Entrances	882696	Exterior Door, Steel w/ Safety Glass, Replace	25	22	3	6	EA	\$1,352.72	\$8,116				\$8,116								\$8,116
B30	Storage Shed, Concession Stand/Restrooms	882706	Roof, Asphalt Shingle, Replace	20	11	9	1360	SF	\$3.42	\$4,652										\$4,652		\$4,652
B30	Main Entrance Awning	882707	Roof, Built-Up, Replace	20	11	9	1250	SF	\$12.96	\$16,202									\$16,202			\$16,202
B30	Roof	882710	Roof, Single-Ply TPO/PVC Membrane, Replace	20	11	9	71100	SF	\$15.93	\$1,132,687									\$1,132,687			\$1,132,687
B30	Library	882715	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	7	3	140	LF	\$8.37	\$1,172				\$1,172								\$1,172
C20	Throughout	882765	Interior Door, Wood Solid-Core w/ Safety Glass, Replace	20	15	5	92	EA	\$1,928.03	\$177,379						\$177,379						\$177,379
C20	Throughout	882766	Interior Door, Wood Solid-Core, Replace	20	15	5	92	EA	\$1,423.11	\$130,927						\$130,927						\$130,927
C20	Common area restrooms	882819	Toilet Partitions, Metal Overhead-Braced, Replace	20	11	9	26	EA	\$850.00	\$22,100									\$22,100			\$22,100
C20	Throughout	882757	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	75600	SF	\$1.45	\$109,696					\$109,696							\$109,696
C20	Throughout	882756	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	37800	SF	\$1.42	\$53,797					\$53,797							\$53,797
C20	Throughout	882741	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	60000	SF	\$4.80	\$288,036					\$288,036							\$288,036
C20	Gymnasuim	882740	Interior Floor Finish, Rubber Tile, Replace	15	10	5	9200	SF	\$8.43	\$77,601						\$77,601						\$77,601

EMG	Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate
C20	Throughout	882731	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace		10	6	4	12000	SF	\$7.26	\$87,076					\$87,076						\$87,076
C20	Throughout	882730	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace		10	6	4	12000	SF	\$7.26	\$87,076					\$87,076						\$87,076
C20	Throughout	882759	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		20	16	4	88600	SF	\$3.11	\$275,635					\$275,635						\$275,635
C20	Auditorium	882745	Theater Seating (per Seat)		20	15	5	600	EA	\$400.00	\$240,000						\$240,000					\$240,000
C20	Gymnasium	883151	Sports Apparatus, Bleachers, Pull Out Metal Framed Fictile Seats, Replace (Per EA Seat)		25	17	8	324	EA	\$197.00	\$63,828									\$63,828		\$63,828
D10	Freight Elevator	882767	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace		10	63	0	1	EA	\$3,000.00	\$3,000	\$3,000										\$3,000
D10	Freight Elevator	882778	Elevator, Overhead Traction, 2000 to 5000 LB, 2-5 Floors, Renovate		30	27	3	1	EA	\$310,767.60	\$310,768				\$310,768							\$310,768
D10	Single use Elevator	882772	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors, Renovate		30	27	3	1	EA	\$108,794.40	\$108,794				\$108,794							\$108,794
D10	Single Use Elevator	882768	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace		10	7	3	1	EA	\$3,000.00	\$3,000				\$3,000							\$3,000
D20	Common area restrooms	882795	Toilet, Tankless (Water Closet), Replace		20	11	9	29	EA	\$842.97	\$24,446										\$24,446	\$24,446
D20	Common area restrooms	882820	Urinal, Vitreous China, Replace		20	18	2	1	EA	\$1,193.44	\$1,193			\$1,193								\$1,193
D20	Common area restrooms, Locker Rooms	882822	Service Sink, Porcelain Enamel, Cast Iron, Replace		20	15	5	9	EA	\$1,360.33	\$12,243						\$12,243					\$12,243
D20	Common area restrooms	882824	Sink, Trough Style, Solid Surface, Recycled Plastic, Vandalism Resistant, Replace		20	11	9	8	EA	\$2,332.00	\$18,656										\$18,656	\$18,656
D20	Hallways	882825	Drinking Fountain, Refrigerated, Replace		10	6	4	16	EA	\$1,257.51	\$20,120					\$20,120						\$20,120
D20	Boiler room	882909	Water Storage Tank, 80 to 150 GAL, Replace		20	18	2	1	EA	\$2,140.56	\$2,141			\$2,141								\$2,141
D20	Boiler room	882817	Water Softener, 10 GAL, Replace		15	11	4	1	EA	\$2,827.74	\$2,828					\$2,828						\$2,828
D20	Boiler room	882787	Domestic Circulator or Booster Pump, 0.75 HP, Replace		20	14	6	1	EA	\$4,017.16	\$4,017							\$4,017				\$4,017
D20	Boiler room	882784	Domestic Circulator or Booster Pump, 0.5 HP, Replace		20	14	6	1	EA	\$3,414.40	\$3,414							\$3,414				\$3,414
D20	Boiler room	882782	Domestic Circulator or Booster Pump, 0.5 HP, Replace		20	14	6	1	EA	\$3,414.40	\$3,414							\$3,414				\$3,414
D20	Boiler room	882781	Domestic Boiler, Gas, 801 to 1,400 MBH, Replace		22	14	8	1	EA	\$42,853.38	\$42,853								\$42,853			\$42,853
D20	Boiler room	882789	Domestic Circulator or Booster Pump, 0.75 HP, Replace		20	11	9	1	EA	\$4,017.16	\$4,017										\$4,017	\$4,017
D20	Boiler room	882788	Domestic Circulator or Booster Pump, 0.75 HP, Replace		20	11	9	1	EA	\$4,017.16	\$4,017										\$4,017	\$4,017
D20	Boiler room	882779	Water Storage Tank, 251 to 500 GAL, Replace		20	11	9	1	EA	\$4,446.52	\$4,447										\$4,447	\$4,447
D30	Building exterior	882836	Condenser, Air-Cooled, 6 Ton, Replace		15	13	2	1	EA	\$5,409.47	\$5,409			\$5,409								\$5,409
D30	Building exterior	882837	Condenser, Air-Cooled, 6.5 Ton, Replace		15	13	2	1	EA	\$5,409.47	\$5,409			\$5,409								\$5,409
D30	Building exterior	882835	Condenser, Air-Cooled, 6 Ton, Replace		15	13	2	1	EA	\$5,409.47	\$5,409			\$5,409								\$5,409
D30	Roof	882855	Condenser, Air-Cooled, 5 Ton, Replace		15	10	5	1	EA	\$4,237.42	\$4,237						\$4,237					\$4,237
D30	Roof	882861	Condenser, Air-Cooled, 2 Ton, Replace		15	10	5	1	EA	\$2,587.75	\$2,588						\$2,588					\$2,588
D30	Roof	882857	Condenser, Air-Cooled, 5 Ton, Replace		15	10	5	1	EA	\$4,237.42	\$4,237						\$4,237					\$4,237
D30	Roof	882887	Condenser, Air-Cooled, 5 Ton, Replace		15	10	5	1	EA	\$4,237.42	\$4,237						\$4,237					\$4,237
D30	roof	882852	Condenser, Air-Cooled, 5 Ton, Replace		15	10	5	1	EA	\$4,237.42	\$4,237						\$4,237					\$4,237
D30	Roof	882860	Condenser, Air-Cooled, 2 Ton, Replace		15	10	5	1	EA	\$2,587.75	\$2,588						\$2,588					\$2,588
D30	roof	882886	Condenser, Air-Cooled, 5 Ton, Replace		15	10	5	1	EA	\$4,237.42	\$4,237						\$4,237					\$4,237
D30	Roof	882859	Condenser, Air-Cooled, 2 Ton, Replace		15	10	5	1	EA	\$2,587.75	\$2,588						\$2,588					\$2,588
D30	Throughout	882833	Fan Coil Unit, 1 to 1.5 Ton, Replace		15	11	4	3	EA	\$1,878.84	\$5,637					\$5,637						\$5,637
D30	Throughout	882830	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace		15	11	4	36	EA	\$4,141.92	\$149,109					\$149,109						\$149,109
D30	Roof	882905	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace		15	10	5	6	EA	\$2,021.87	\$12,131						\$12,131					\$12,131
D30	Roof	882906	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace		15	10	5	2	EA	\$2,664.18	\$5,328						\$5,328					\$5,328
D30	Roof	882845	Heat Pump, Packaged (RTU), 6 to 10 Ton, Replace		15	10	5	1	EA	\$15,325.27	\$15,325						\$15,325					\$15,325
D30	Roof	882895	Packaged Unit (RTU), 5 Ton, Replace		15	10	5	1	EA	\$11,239.29	\$11,239						\$11,239					\$11,239
D30	Roof	882891	Packaged Unit (RTU), 5 Ton, Replace		15	10	5	1	EA	\$11,239.29	\$11,239						\$11,239					\$11,239
D30	Roof	882838	Heat Pump, Packaged (RTU), 6 to 10 Ton, Replace		15	10	5	1	EA	\$15,325.27	\$15,325						\$15,325					\$15,325
D30	Roof	882841	Heat Pump, Packaged (RTU), 11 to 15 Ton, Replace		15	10	5	1	EA	\$31,732.66	\$31,733						\$31,733					\$31,733
D30	Roof	882847	Packaged Unit (RTU), Variable Volume, 21 to 30 Ton, Replace		15	10	5	1	EA	\$52,636.22	\$52,636						\$52,636					\$52,636
D30	Roof	882840	Heat Pump, Packaged (RTU), 6 to 10 Ton, Replace		15	10	5	1	EA	\$15,325.27	\$15,325						\$15,325					\$15,325
D30	Roof	882848	Packaged Unit (RTU), Variable Volume, 31 to 40 Ton, Replace		15	10	5	1	EA	\$66,150.28	\$66,150						\$66,150					\$66,150
D30	Roof	882842	Heat Pump, Packaged (RTU), 6 to 10 Ton, Replace		15	10	5	1	EA	\$15,325.27	\$15,325						\$15,325					\$15,325
D30	Roof	882850	Packaged Unit (RTU), Variable Volume, 31 to 40 Ton, Replace		15	10	5	1	EA	\$66,150.28	\$66,150						\$66,150					\$66,150
D30	Roof	882888	Packaged Unit (RTU), 5 Ton, Replace		15	10	5	1	EA	\$11,239.29	\$11,239						\$11,239					\$11,239
D30	Roof	882899	Packaged Unit (RTU), 21 to 25 Ton, Replace		15	10	5	1	EA	\$44,377.70	\$44,378						\$44,378					\$44,378
D30	Roof	882882	Packaged Unit (RTU), 5 Ton, Replace		15	10	5	1	EA	\$11,239.29	\$11,239						\$11,239					\$11,239

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate	
G40	Football Stadium Restroom	883259	Urinal, Vitreous China, Replace	20	18	2	2	EA	\$1,193.44	\$2,387			\$2,387								\$2,387	
G40	Football Stadium Restroom	883260	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	18	2	2	EA	\$1,360.33	\$2,721			\$2,721									\$2,721
G40	Concession Stand	883256	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	13	2	1	EA	\$1,738.90	\$1,739			\$1,739									\$1,739
G40	Concession Stand	883255	Condensing Unit/Heat Pump, Split System, 1 Ton, Replace	15	12	3	1	EA	\$2,118.94	\$2,119				\$2,119								\$2,119
G40	Building exterior	883249	Metal Halide Lighting Fixture w/ Electronic Ballast, Wall Mount, 150 W, Replace	20	17	3	17	EA	\$574.32	\$9,763				\$9,763								\$9,763
G40	Parking area	883246	Pole Light, Exterior, 135 to 1000 W HID (Quad Fixture, with Metal Pole), Replace	20	17	3	3	EA	\$8,523.34	\$25,570				\$25,570								\$25,570
G40	Building exterior	883251	Pole Light, Exterior, 135 to 1000 W HID (Fixture Only), Replace	20	17	3	7	EA	\$4,630.42	\$32,413				\$32,413								\$32,413
Totals, Unescalated											\$664,657	\$0	\$116,609	\$820,525	\$1,197,655	\$2,091,930	\$10,846	\$2,418,819	\$1,443,714	\$1,234,273	\$9,999,028	
Totals, Escalated (3.0% inflation, compounded annually)											\$664,657	\$0	\$123,710	\$896,609	\$1,347,972	\$2,425,121	\$12,951	\$2,974,842	\$1,828,854	\$1,610,447	\$11,885,162	

* Markup/LocationFactor (1.0) has been included in unit costs.

Hudson Elementary

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate		
1.0	Crawl space	879897	Engineer, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	70	0	1	EA	\$5,000.00	\$5,000	\$5,000											\$5,000	
1.0	Chimney	879896	Architect/Engineer, Building Envelope, Masonry, Evaluate/Report	0	70	0	1	EA	\$6,500.00	\$6,500	\$6,500												\$6,500
11.0	Parking area	878644	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	\$1,400.00	\$1,400	\$1,400												\$1,400
B20	Soffit, fascia	877321	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	400	SF	\$2.87	\$1,148			\$1,148										\$1,148
B30	Throughout	877409	Roof, Single-Ply TPO/PVC Membrane, Replace	20	11	9	23100	SF	\$15.93	\$368,004									\$368,004				\$368,004
B30	Throughout	878535	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	1600	LF	\$8.37	\$13,395					\$13,395								\$13,395
C20	Common area restrooms	878471	Toilet Partitions, Metal Overhead-Braced, Replace	20	11	9	7	EA	\$850.00	\$5,950										\$5,950			\$5,950
C20	Throughout	877421	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	3	5	27365	SF	\$1.45	\$39,707					\$39,707								\$39,707
C20	Hallways, Classrooms, Gymnasium	877425	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	8700	SF	\$4.80	\$41,765			\$41,765										\$41,765
C20	Throughout classrooms, hallways	877424	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	23455	SF	\$7.26	\$170,197				\$170,197									\$170,197
C20	Throughout	877422	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	3	7	5500	SF	\$1.94	\$10,651							\$10,651						\$10,651
D20	Common area restrooms	878470	Toilet, Tankless (Water Closet), Replace	20	11	9	21	EA	\$842.97	\$17,702										\$17,702			\$17,702
D20	Common area restrooms	878475	Urinal, Vitreous China, Replace	20	11	9	3	EA	\$1,193.44	\$3,580										\$3,580			\$3,580
D20	Common area restrooms	878469	Sink, Trough Style, Solid Surface, Recycled Plastic, Vandalism Resistant, Replace	20	11	9	4	EA	\$2,332.00	\$9,328										\$9,328			\$9,328
D20	Common area restrooms	878468	Sink, Porcelain Enamel, Cast Iron, Replace	20	11	9	12	EA	\$1,167.28	\$14,007										\$14,007			\$14,007
D20	Hallways	878466	Drinking Fountain, Refrigerated, Replace	10	4	6	3	EA	\$1,257.51	\$3,773						\$3,773							\$3,773
D20	Boiler room	878465	Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15	12	3	1	EA	\$10,698.82	\$10,699				\$10,699									\$10,699
D20	Mechanical closet	878463	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	11	4	1	EA	\$1,738.90	\$1,739					\$1,739								\$1,739
D30	Boiler room	878519	Water Storage Tank, 151 to 250 GAL, Replace	20	18	2	1	EA	\$2,778.24	\$2,778			\$2,778										\$2,778
D30	Main roof	878488	Condenser, Air-Cooled, 4 Ton, Replace	15	11	4	1	EA	\$4,237.42	\$4,237					\$4,237								\$4,237
D30	Main roof	879902	HVAC System Ductwork, Sheet Metal, Replace	30	30	0	100	SF	\$15.00	\$1,500	\$1,500												\$1,500
D30	Throughout	878507	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	15	11	4	24	EA	\$4,141.92	\$99,406					\$99,406								\$99,406
D30	Main roof	878510	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	10	5	3	EA	\$889.90	\$2,670					\$2,670								\$2,670
D30	Boiler room	878513	Distribution Pump, Heating Water, 10 HP, Replace	20	18	2	1	EA	\$6,237.69	\$6,238			\$6,238										\$6,238
D30	Boiler room	878511	Distribution Pump, Heating Water, 10 HP, Replace	20	18	2	1	EA	\$6,237.69	\$6,238			\$6,238										\$6,238
D30	Mechanical closet	878496	Furnace, Gas, 51 to 100 MBH, Replace	20	11	9	1	EA	\$3,801.45	\$3,801										\$3,801			\$3,801
D30	Main roof	878483	Heat Pump, Packaged (RTU), 3.5 to 5 Ton, Replace	15	12	3	1	EA	\$8,928.22	\$8,928				\$8,928									\$8,928
D30	Main roof	878481	Heat Pump, Packaged (RTU), 3.5 to 5 Ton, Replace	15	12	3	1	EA	\$8,928.22	\$8,928				\$8,928									\$8,928
D30	Main roof	878484	Heat Pump, Packaged (RTU), 31 to 50 Ton, Replace	15	12	3	1	EA	\$81,492.03	\$81,492				\$81,492									\$81,492
D30	Main roof	878489	Heat Pump, Packaged (RTU), 6 to 10 Ton, Replace	15	12	3	1	EA	\$15,325.27	\$15,325				\$15,325									\$15,325
D30	Main roof	878480	Heat Pump, Packaged (RTU), 3.5 to 5 Ton, Replace	15	12	3	1	EA	\$8,928.22	\$8,928				\$8,928									\$8,928
D30	Building exterior	878478	Heat Pump, Packaged (RTU), 31 to 50 Ton, Replace	15	12	3	1	EA	\$81,492.03	\$81,492				\$81,492									\$81,492
D40	Kitchen, Hallway, Cafeteria	878525	Sprinkler Heads (per EA), Replace	20	11	9	16	EA	\$132.98	\$2,128										\$2,128			\$2,128
D40	Kitchen	878521	Fire Suppression System, Kitchen (CO2), Replace	15	11	4	1	EA	\$4,447.10	\$4,447					\$4,447								\$4,447
D60	Throughout	878543	Public Address Speaker, Replace	15	10	5	40	EA	\$408.81	\$16,352					\$16,352								\$16,352
D70	Throughout	878549	Emergency Lighting Pack, 2 Light w/ Battery, Replace	10	8	2	40	EA	\$1,227.87	\$49,115			\$49,115										\$49,115
D70	Throughout	878554	Exit Lighting Fixture, LED, Replace	10	8	2	40	EA	\$405.01	\$16,200			\$16,200										\$16,200
D70	Throughout	878544	Defibrillator, Cabinet Mounted, Replace	5	3	2	4	EA	\$1,409.50	\$5,638			\$5,638				\$5,638						\$11,276

EMG Renamed Item Number	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate	
E10	Kitchen		878620	Commercial Kitchen, Range/Oven, 4-Burner, Replace	15	11	4	1	EA	\$4,128.00	\$4,128					\$4,128						\$4,128	
E10	Kitchen		878615	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,256.00	\$4,256					\$4,256							\$4,256
E10	Kitchen		878617	Commercial Kitchen, Exhaust Hood, Replace	15	11	4	1	EA	\$7,571.72	\$7,572					\$7,572							\$7,572
E10	Kitchen		878626	Commercial Kitchen, IceMaker, Freestanding, Replace	15	11	4	1	EA	\$6,118.55	\$6,119					\$6,119							\$6,119
E10	Kitchen		878627	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	11	4	1	EA	\$3,434.22	\$3,434					\$3,434							\$3,434
E10	Kitchen		878629	Commercial Kitchen, Steamer, Freestanding, Replace	10	6	4	1	EA	\$9,516.00	\$9,516					\$9,516							\$9,516
E10	Kitchen		878761	Commercial Kitchen, Under Sink DHW Booster Heater, Replace	10	6	4	1	EA	\$3,283.00	\$3,283					\$3,283							\$3,283
E10	Kitchen		878634	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,644.00	\$4,644					\$4,644							\$4,644
E10	Kitchen		878616	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,644.00	\$4,644					\$4,644							\$4,644
E10	Kitchen		878622	Commercial Kitchen, Food Warmer, Replace	15	11	4	1	EA	\$1,551.91	\$1,552					\$1,552							\$1,552
E10	Kitchen		878624	Commercial Kitchen, Dishwasher, Replace	10	6	4	1	EA	\$19,661.82	\$19,662					\$19,662							\$19,662
E10	Kitchen		878631	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,256.00	\$4,256					\$4,256							\$4,256
G20	Parking area		878653	Parking Lots, Asphalt Pavement, Mill & Overlay	25	22	3	42100	SF	\$3.28	\$138,105				\$138,105								\$138,105
G20	Parking area		878656	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	42100	SF	\$0.38	\$15,977				\$15,977				\$15,977				\$31,954
G20	Playground		878657	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	22	3	33900	SF	\$3.28	\$111,192				\$111,192								\$111,192
G20	Playground		878663	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	0	5	33900	SF	\$0.38	\$12,899					\$12,899							\$12,899
G20	Playground		878673	Play Structure, Medium, Replace	20	11	9	1	EA	\$40,005.63	\$40,006										\$40,006		\$40,006
G20	Playground		878681	Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	11	9	8400	SF	\$0.81	\$6,777											\$6,777	\$6,777
G20	Main entrance		878695	Flagpole, Metal, Replace	20	11	9	1	EA	\$2,530.00	\$2,530											\$2,530	\$2,530
G40	Building exterior		878694	Halogen Lighting Fixture, 100 W, Replace	20	11	9	12	EA	\$259.09	\$3,109											\$3,109	\$3,109
G40	Parking area		878686	Pole Light, Exterior, 135 to 1000 W HID (Fixture Only), Replace	20	11	9	4	EA	\$4,630.42	\$18,522											\$18,522	\$18,522
Totals, Unescalated												\$14,400	\$0	\$129,120	\$651,263	\$182,895	\$85,023	\$3,773	\$16,289	\$15,977	\$495,444	\$1,594,184	
Totals, Escalated (3.0% inflation, compounded annually)												\$14,400	\$0	\$136,984	\$711,653	\$205,850	\$98,564	\$4,505	\$20,034	\$20,239	\$646,443	\$1,858,671	

* Markup/LocationFactor (1.0) has been included in unit costs.

Steger 6th/ Computer Elementary

EMG Renamed Item Number	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate	
B20	Building Exterior		874901	Exterior Wall Paint, , Repair	10	10	0	1000	SF	\$3.16	\$3,158	\$3,158										\$3,158	
B20	Building Exterior		874876	Aluminum Siding, , Replace	40	39	1	1800	SF	\$8.67	\$15,615		\$15,615										\$15,615
C10	Kitchen		874872	Lockers,	20	18	2	10	LF	\$482.50	\$4,825			\$4,825								\$4,825	
C20	Site		874846	Balcony railing, , Repair	5	2	3	50	LF	\$1.44	\$72				\$72					\$72		\$144	
C30	Classrooms		875002	Interior Walls, , Repair	8	4	4	62100	SF	\$1.45	\$90,107					\$90,107						\$90,107	
C30	Throughout building		874895	Interior Walls, , Repair	8	4	4	85400	SF	\$1.42	\$121,541					\$121,541						\$121,541	
C30	Auditorium		874867	Floor Finishings, , Repair	10	4	6	1000	SF	\$3.68	\$3,678							\$3,678				\$3,678	
C30	Gymnasium		874881	Floor Finishings, , Replace	15	8	7	2000	SF	\$8.43	\$16,870								\$16,870			\$16,870	
C30	Offices and classrooms		874949	Floor Finishings, , Replace	10	6	4	46600	SF	\$6.96	\$324,471					\$324,471						\$324,471	
C30	Restrooms		874855	Ceilings, , Repair	10	7	3	7760	SF	\$1.94	\$15,028				\$15,028							\$15,028	
C30	Room 126		874981	Ceilings, , Repair	0	0	0	60	SF	\$3.10	\$186	\$186										\$186	
D20	Mechanical room		874954	Sink, , Replace	20	15	5	3	EA	\$1,167.28	\$3,502					\$3,502						\$3,502	
D20	Hallway		874871	Drinking Fountain, , Replace	10	5	5	13	EA	\$1,257.51	\$16,348					\$16,348						\$16,348	
D20	Mechanical room		874869	Backflow Preventer, 4 INCH, Replace	15	11	4	1	EA	\$6,001.42	\$6,001					\$6,001						\$6,001	
D20	Mechanical room		874946	Water Heater, 98 GAL, Replace	15	12	3	1	EA	\$10,698.82	\$10,699				\$10,699							\$10,699	
D20	Mechanical room		874840	Water Heater, 30 GAL, Replace	10	7	3	1	EA	\$2,349.48	\$2,349				\$2,349							\$2,349	
D20	Mechanical room		874992	Water Heater, 98 GAL, Replace	15	12	3	1	EA	\$10,698.82	\$10,699				\$10,699							\$10,699	
D20	Boiler room		874886	Water Heater, 120 MBH, Replace	22	14	8	1	EA	\$20,417.07	\$20,417									\$20,417		\$20,417	
D30	Roof		874866	Exhaust Fan, 1501 - 2000 CFM, Replace	15	13	2	1	EA	\$2,045.12	\$2,045			\$2,045									\$2,045
D30	Roof		874987	Exhaust Fan, 1501 - 2000 CFM, Replace	15	13	2	1	EA	\$2,045.12	\$2,045			\$2,045									\$2,045
D30	Roof		874999	Exhaust Fan, 801 - 2000 CFM, Replace	15	10	5	1	EA	\$1,769.49	\$1,769					\$1,769						\$1,769	
D30	Roof		874969	Exhaust Fan, 2001 - 5000 CFM, Replace	15	10	5	1	EA	\$2,762.86	\$2,763					\$2,763						\$2,763	
D30	Roof		874883	Exhaust Fan, 801 - 2000 CFM, Replace	15	10	5	1	EA	\$1,927.94	\$1,928					\$1,928						\$1,928	
D30	Roof		874852	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581	
D30	Roof		874952	Package Unit, 3 TON, Replace	15	10	5	1	EA	\$9,871.90	\$9,872					\$9,872						\$9,872	
D30	Roof		874953	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581	

EMG Renamed Item Number	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost * Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate	
D30	Roof		874972	Package Unit, 2.5 TON,	15	10	5	1	EA	\$8,551.91	\$8,552					\$8,552					\$8,552	
D30	Roof		874917	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874942	Package Unit, 5 TON, Replace	15	10	5	1	EA	\$11,239.29	\$11,239					\$11,239						\$11,239
D30	Roof		874928	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874892	Package Unit, 6 TON, Replace	15	10	5	1	EA	\$14,395.83	\$14,396					\$14,396						\$14,396
D30	Roof		875001	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874888	Package Unit, 6 TON, Replace	15	10	5	1	EA	\$14,395.83	\$14,396					\$14,396						\$14,396
D30	Roof		874842	Package Unit, 8 TON, Replace	15	10	5	1	EA	\$18,554.44	\$18,554					\$18,554						\$18,554
D30	Roof		874890	Package Unit, 7 TON, Replace	15	10	5	1	EA	\$14,395.83	\$14,396					\$14,396						\$14,396
D30	Roof		874878	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874839	Package Unit, 10 TON, Replace	15	10	5	1	EA	\$18,554.44	\$18,554					\$18,554						\$18,554
D30	Roof		874941	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874849	Package Unit, 7 TON, Replace	15	10	5	1	EA	\$14,395.83	\$14,396					\$14,396						\$14,396
D30	Roof		874874	Package Unit, 5 TON, Replace	15	10	5	1	EA	\$11,239.29	\$11,239					\$11,239						\$11,239
D30	Roof		874857	Package Unit, 7 TON, Replace	15	10	5	1	EA	\$14,395.83	\$14,396					\$14,396						\$14,396
D30	Roof		874854	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874998	Package Unit, 3 TON, Replace	15	10	5	1	EA	\$9,871.90	\$9,872					\$9,872						\$9,872
D30	Roof		874896	Package Unit, 7 TON, Replace	15	10	5	1	EA	\$14,395.83	\$14,396					\$14,396						\$14,396
D30	Roof		874910	Package Unit, 20 TON, Replace	15	10	5	1	EA	\$36,777.37	\$36,777					\$36,777						\$36,777
D30	Roof		874899	Package Unit, 3 TON, Replace	15	10	5	1	EA	\$9,871.90	\$9,872					\$9,872						\$9,872
D30	Roof		874915	Package Unit, 2.5 TON,	15	10	5	1	EA	\$8,551.91	\$8,552					\$8,552						\$8,552
D30	Roof		874912	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874908	Package Unit, 3 TON, Replace	15	10	5	1	EA	\$9,871.90	\$9,872					\$9,872						\$9,872
D30	Roof		874938	Package Unit, 7 TON, Replace	15	10	5	1	EA	\$14,395.83	\$14,396					\$14,396						\$14,396
D30	Roof		874982	Package Unit, 10 TON, Replace	15	10	5	1	EA	\$18,554.44	\$18,554					\$18,554						\$18,554
D30	Roof		874909	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874919	Package Unit, 1 TON,	15	10	5	1	EA	\$7,257.71	\$7,258					\$7,258						\$7,258
D30	Roof		874940	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874961	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874870	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874939	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874958	Package Unit, 8 TON, Replace	15	10	5	1	EA	\$18,554.44	\$18,554					\$18,554						\$18,554
D30	Roof		874847	Package Unit, 5 TON, Replace	15	10	5	1	EA	\$11,239.29	\$11,239					\$11,239						\$11,239
D30	Roof		874875	Package Unit, 10 TON, Replace	15	10	5	1	EA	\$18,554.44	\$18,554					\$18,554						\$18,554
D30	Roof		874993	Package Unit, 7 TON, Replace	15	10	5	1	EA	\$14,395.83	\$14,396					\$14,396						\$14,396
D30	Roof		874991	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874845	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874964	Package Unit, 20 TON, Replace	15	10	5	1	EA	\$36,777.37	\$36,777					\$36,777						\$36,777
D30	Roof		874930	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874978	Package Unit, 10 TON, Replace	15	10	5	1	EA	\$18,554.44	\$18,554					\$18,554						\$18,554
D30	Roof		874850	Package Unit, 4 TON,	15	10	5	1	EA	\$10,581.39	\$10,581					\$10,581						\$10,581
D30	Roof		874956	Package Unit, 6 TON, Replace	15	10	5	1	EA	\$14,395.83	\$14,396					\$14,396						\$14,396
D30	Roof		874889	Package Unit, 4 TON,	15	6	9	1	EA	\$10,581.39	\$10,581									\$10,581		\$10,581
D40	Throughout building		874967	Sprinkler System, ,	50	50	0	77612	SF	\$6.25	\$485,347	\$485,347										\$485,347
D50	Mechanical room		874984	Distribution Panel, 225 AMP, Replace	30	28	2	1	EA	\$7,951.00	\$7,951			\$7,951								\$7,951
D50	Mechanical room		874924	Distribution Panel, 225 AMP, Replace	30	28	2	1	EA	\$7,951.00	\$7,951			\$7,951								\$7,951
D50	Mechanical room		874933	Distribution Panel, 100 AMP, Replace	30	28	2	1	EA	\$5,079.93	\$5,080			\$5,080								\$5,080
D50	Office		874859	Distribution Panel, 225 AMP, Replace	30	28	2	1	EA	\$7,951.00	\$7,951			\$7,951								\$7,951
D50	Mechanical room		874903	Distribution Panel, 100 AMP, Replace	30	28	2	1	EA	\$5,079.93	\$5,080			\$5,080								\$5,080
D50	Mechanical room		874843	Distribution Panel, 100 AMP, Replace	30	28	2	1	EA	\$5,079.93	\$5,080			\$5,080								\$5,080
D50	Counselor Office		874974	Fire Alarm System, , Replace	15	13	2	1	EA	\$20,297.59	\$20,298			\$20,298								\$20,298
D50	Throughout building		874997	Security Camera System, ,	10	4	6	77612	SF	\$4.35	\$337,395						\$337,395					\$337,395
D50	Throughout building		874920	Emergency Exit System, , Replace	10	1	9	17	EA	\$418.95	\$7,122									\$7,122		\$7,122

EMG Renamed Item Number	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate	
D30	Roof	875819	Exhaust Fan, 825 CFM, Replace		15	10	5	1	EA	\$1,769.49	\$1,769						\$1,769					\$1,769	
D30	Roof	875825	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875798	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875822	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875812	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875797	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875842	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875792	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875839	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875760	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875778	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875849	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875772	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875800	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875780	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875826	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875757	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875840	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875774	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875823	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D30	Roof	875789	Package Unit, 4 TON,		15	12	3	1	EA	\$10,581.39	\$10,581				\$10,581								\$10,581
D40	Throughout building	875844	Sprinkler System, ,		50	50	0	29056	SF	\$6.25	\$181,702	\$181,702											\$181,702
D50	Mechanical room	875810	Distribution Panel, 225 AMP, Replace		30	25	5	1	EA	\$7,951.00	\$7,951						\$7,951						\$7,951
D50	Classrooms	875758	Distribution Panel, 100 AMP, Replace		30	25	5	1	EA	\$5,079.93	\$5,080						\$5,080						\$5,080
D50	Mechanical room	875799	Distribution Panel, 100 AMP, Replace		30	25	5	1	EA	\$5,079.93	\$5,080						\$5,080						\$5,080
D50	Office	875756	Fire Alarm Panel, , Replace		15	10	5	1	EA	\$20,297.59	\$20,298						\$20,298						\$20,298
D50	Throughout building	875766	Fire Alarm System, ,		20	15	5	29056	SF	\$3.13	\$90,995						\$90,995						\$90,995
D50	Throughout building	875848	Security Camera System, ,		10	5	5	29056	SF	\$4.35	\$126,312						\$126,312						\$126,312
D50	Throughout building	875795	Emergency Exit System, , Replace		10	2	8	18	EA	\$418.95	\$7,541									\$7,541			\$7,541
E10	Hallway	875775	Defibrillator, Cabinet Mounted, Replace		5	3	2	1	EA	\$1,409.50	\$1,410			\$1,410				\$1,410					\$2,819
E10	Kitchen	875753	Freezer,		15	11	4	1	EA	\$4,644.00	\$4,644					\$4,644							\$4,644
E10	Kitchen	875820	Refrigerator,		15	11	4	1	EA	\$2,515.00	\$2,515					\$2,515							\$2,515
E10	Kitchen	875770	Refrigerator,		15	11	4	1	EA	\$2,515.00	\$2,515					\$2,515							\$2,515
E10	Kitchen	875809	Refrigerator,		15	11	4	1	EA	\$2,515.00	\$2,515					\$2,515							\$2,515
E10	Kitchen	875811	Freezer,		15	11	4	1	EA	\$4,644.00	\$4,644					\$4,644							\$4,644
E10	Kitchen	875788	Convection Oven, , Replace		10	6	4	1	EA	\$5,077.62	\$5,078					\$5,078							\$5,078
E10	Kitchen	875827	Dishwasher, , Replace		10	6	4	1	EA	\$19,661.82	\$19,662					\$19,662							\$19,662
E10	Kitchen	875764	Refrigerator,		15	10	5	1	EA	\$4,256.00	\$4,256						\$4,256						\$4,256
E10	Kitchen	875790	Garbage Disposal, , Replace		15	10	5	1	EA	\$3,434.22	\$3,434						\$3,434						\$3,434
E10	Kitchen	875773	Salad Table, , Replace		15	9	6	1	EA	\$4,301.96	\$4,302							\$4,302					\$4,302
E10	Kitchen	875749	Icemaker, , Replace		15	9	6	1	EA	\$6,118.55	\$6,119							\$6,119					\$6,119
E10	Kitchen	875845	Food Warmer, , Replace		15	9	6	1	EA	\$1,551.91	\$1,552							\$1,552					\$1,552
E10	Kitchen	875843	Range/Oven,		15	9	6	1	EA	\$4,128.00	\$4,128							\$4,128					\$4,128
E10	Mechanical room	875771	Clothes Washer/Dryer, ,		15	11	4	1	EA	\$1,527.11	\$1,527					\$1,527							\$1,527
E10	Office	875785	Ceiling Fan, , Replace		15	10	5	1	EA	\$354.11	\$354						\$354						\$354
G20	Site	875776	Parking Lot, , Repair		5	1	4	23500	SF	\$0.38	\$8,918					\$8,918					\$8,918		\$17,837
G20	Site	875836	Exterior Stair/Ramp, , Replace		25	18	7	40	LF	\$38.43	\$1,537							\$1,537					\$1,537
G20	Site	875814	Park Bench, ,		20	12	8	3	EA	\$487.03	\$1,461								\$1,461				\$1,461
G20	Parking area	879997	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install		0	0	0	1	EA	\$1,400.00	\$1,400	\$1,400											\$1,400
G40	Site	875751	Lighting Fixture, 250 WATT, Replace		20	16	4	10	EA	\$719.95	\$7,200					\$7,200							\$7,200
G40	Site	875784	Lighting Fixture, 50 WATT, Replace		20	16	4	2	EA	\$247.70	\$495					\$495							\$495
G40	Site	875834	Exterior Light Pole, 135 - 1000 WATT, Replace		20	12	8	1	EA	\$8,523.34	\$8,523								\$8,523				\$8,523
Totals, Unescalated												\$186,547	\$0	\$1,410	\$302,007	\$141,997	\$270,559	\$560,341	\$566,746	\$17,526	\$8,918		\$2,056,050

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate		
C10	Gym	872633	Interior Floor Finish, Maple Sports Floor, Refinish	10	1	9	16000	SF	\$4.53	\$72,542											\$72,542	\$72,542	
C10	Weight Room	872607	Floor Finishings, , Replace	15	6	9	2000	SF	\$8.43	\$16,870												\$16,870	\$16,870
C10	Interior office and some classrooms	872619	Floor Finishings, , Replace	10	7	3	85000	SF	\$7.26	\$616,786				\$616,786									\$616,786
C10	Gym	872618	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	1	9	16000	SF	\$2.27	\$36,320												\$36,320	\$36,320
C10	Site	867801	Basketball Backboard, ,	10	4	6	2	EA	\$9,435.64	\$18,871							\$18,871					\$18,871	\$18,871
C10	Basement	872605	Study, ,	0	0	0	1	EA	\$5,000.00	\$5,000	\$5,000												\$5,000
D10	Auto Shop	872647	Vehicle Lift, 2-Post, 15,000 LB, Replace	15	6	9	1	EA	\$4,514.00	\$4,514												\$4,514	\$4,514
D10	Auto Shop	872663	Vehicle Lift, 2-Post, 15,000 LB, Replace	15	6	9	1	EA	\$4,514.00	\$4,514												\$4,514	\$4,514
D10	Auto Shop	872649	Vehicle Lift, 4-Post, 30,000 LB, Replace	15	6	9	1	EA	\$23,985.00	\$23,985												\$23,985	\$23,985
D20	Restrooms	872656	Restroom, Full Reconfiguration, Renovate	20	20	0	2	EA	\$15,000.00	\$30,000	\$30,000												\$30,000
D20	Restrooms	872638	Restroom, Full Reconfiguration, Renovate	20	19	1	2	EA	\$15,000.00	\$30,000		\$30,000											\$30,000
D20	Restrooms	872622	Restroom, Full Reconfiguration, Renovate	20	18	2	2	EA	\$15,000.00	\$30,000			\$30,000										\$30,000
D20	Restrooms	873442	Restroom, Full Reconfiguration, Renovate	20	17	3	2	EA	\$15,000.00	\$30,000				\$30,000									\$30,000
D20	Restrooms	873443	Restroom, Full Reconfiguration, Renovate	20	16	4	2	EA	\$15,000.00	\$30,000					\$30,000								\$30,000
D20	Restrooms	873444	Restroom, Full Reconfiguration, Renovate	20	15	5	2	EA	\$15,000.00	\$30,000						\$30,000							\$30,000
D20	Restrooms	873445	Restroom, Full Reconfiguration, Renovate	20	14	6	2	EA	\$15,000.00	\$30,000							\$30,000						\$30,000
D20	Restrooms	873446	Restroom, Full Reconfiguration, Renovate	20	13	7	2	EA	\$15,000.00	\$30,000								\$30,000					\$30,000
D20	Restrooms	873447	Restroom, Full Reconfiguration, Renovate	20	12	8	2	EA	\$15,000.00	\$30,000									\$30,000				\$30,000
D20	Restrooms	873448	Restroom, Full Reconfiguration, Renovate	20	11	9	2	EA	\$15,000.00	\$30,000											\$30,000		\$30,000
D20	Crawl Space	872615	Water Heater, 50 GAL, Replace	15	17	0	1	EA	\$1,738.90	\$1,739	\$1,739												\$1,739
D20	Crawl Space	872662	Water Heater, 50 GAL, Replace	15	21	0	1	EA	\$1,738.90	\$1,739	\$1,739												\$1,739
D20	Crawl Space	872661	Water Heater, 30 GAL, Replace	15	31	0	1	EA	\$1,738.90	\$1,739	\$1,739												\$1,739
D20	Kitchen	872667	Water Heater, 65 GAL, Replace	15	13	2	1	EA	\$10,698.82	\$10,699			\$10,699										\$10,699
D20	Boiler room	867946	Water Softener, 1000 GAL, Replace	15	8	7	2	EA	\$18,800.71	\$37,601							\$37,601						\$37,601
D20	New North Addition	867893	Water Heater, 100 GAL, Replace	15	7	8	1	EA	\$10,698.82	\$10,699									\$10,699				\$10,699
D20	New North Addition	867807	Water Heater, 100 GAL, Replace	15	6	9	1	EA	\$10,698.82	\$10,699											\$10,699		\$10,699
D20	Crawl Space	872636	Water Heater, 40 GAL, Replace	15	6	9	1	EA	\$6,963.24	\$6,963												\$6,963	\$6,963
D20	Boiler room	867829	Sump Pump, 20 HP, Replace	20	11	9	1	EA	\$7,158.47	\$7,158												\$7,158	\$7,158
D20	Boiler room	867914	Boiler, 11 - 24 kW, Replace	20	18	2	1	EA	\$9,222.50	\$9,222			\$9,222										\$9,222
D30	Kitchen	872653	Boiler, 937 MBH, Replace	25	28	0	1	EA	\$31,276.62	\$31,277	\$31,277												\$31,277
D30	Kitchen	872623	Boiler Room Piping System, , Replace	25	28	0	1	EA	\$7,732.67	\$7,733	\$7,733												\$7,733
D30	Site - courtyard	867964	Split System, 7.5 TON, Replace	15	12	3	1	EA	\$11,591.12	\$11,591				\$11,591									\$11,591
D30	Crawl Space	872631	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	15	50	0	1	EA	\$45,895.13	\$45,895	\$45,895												\$45,895
D30	Kitchen	868010	Air Handler, 8210 CFM, Replace	20	17	3	1	EA	\$6,339.63	\$6,340				\$6,340									\$6,340
D30	Roof - 1964 Addition	867824	Air Handler, 22000 CFM, Replace	15	10	5	1	EA	\$119,962.73	\$119,963						\$119,963							\$119,963
D30	Roof - 1964 Addition	867931	Air Handler, 20001 - 28000 CFM, Replace	15	10	5	1	EA	\$119,962.73	\$119,963						\$119,963							\$119,963
D30	Roof - Auditorium	867970	Air Handler, 8001 - 10000 CFM, Replace	15	10	5	1	EA	\$45,895.13	\$45,895						\$45,895							\$45,895
D30	New North Addition	867897	Energy Recovery Unit,	15	7	8	1	EA	\$11,358.00	\$11,358									\$11,358				\$11,358
D30	Throughout building	868042	VAV Unit, 401 - 800 CFM, Replace	15	6	9	248	EA	\$4,983.58	\$1,235,927											\$1,235,927		\$1,235,927
D30	Site	867909	Exhaust Fan, 100 - 250 CFM, Replace	15	16	0	1	EA	\$889.90	\$890	\$890												\$890
D30	Site	868038	Exhaust Fan, 100 - 250 CFM, Replace	15	12	3	1	EA	\$889.90	\$890				\$890									\$890
D30	Site	867820	Exhaust Fan, 251 - 800 CFM, Replace	15	12	3	1	EA	\$889.90	\$890				\$890									\$890
D30	Roof	868028	Exhaust Fan, 251 - 800 CFM, Replace	15	10	5	1	EA	\$2,021.87	\$2,022						\$2,022							\$2,022
D30	Roof - Gym	867834	Exhaust Fan, 2000 CFM, Replace	15	10	5	1	EA	\$1,823.76	\$1,824						\$1,824							\$1,824
D30	Roof - Gym	867922	Exhaust Fan, 2000 CFM, Replace	15	10	5	1	EA	\$1,823.76	\$1,824						\$1,824							\$1,824
D30	Gym	867907	Exhaust Fan, 801 - 2000 CFM, Replace	15	10	5	1	EA	\$2,664.18	\$2,664						\$2,664							\$2,664
D30	Roof	867799	Exhaust Fan, 801 - 2000 CFM, Replace	15	10	5	1	EA	\$2,664.18	\$2,664						\$2,664							\$2,664
D30	Gym	867938	Exhaust Fan, 251 - 800 CFM, Replace	15	10	5	1	EA	\$2,664.18	\$2,664						\$2,664							\$2,664
D30	Roof	867870	Exhaust Fan, 801 - 2000 CFM, Replace	15	10	5	1	EA	\$2,664.18	\$2,664						\$2,664							\$2,664
D30	Roof	868030	Exhaust Fan, 120 CFM, Replace	15	10	5	1	EA	\$889.90	\$890						\$890							\$890
D30	Roof	868023	Exhaust Fan, 100 - 250 CFM, Replace	15	10	5	1	EA	\$889.90	\$890						\$890							\$890
D30	Roof - Gym	867998	Exhaust Fan, 2000 CFM, Replace	15	10	5	1	EA	\$1,823.76	\$1,824						\$1,824							\$1,824
D30	Roof - Auditorium	867884	Exhaust Fan, 801 - 2000 CFM, Replace	15	9	6	1	EA	\$2,664.18	\$2,664							\$2,664						\$2,664

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate	
E10	Kitchen	867869	Steamer,	10	8	2	1	EA	\$9,516.00	\$9,516			\$9,516								\$9,516	
E10	Kitchen	867847	Dishwasher , Replace	10	8	2	1	EA	\$19,661.82	\$19,662			\$19,662									\$19,662
E10	Kitchen	867873	Convection Oven, , Replace	10	8	2	1	EA	\$5,077.62	\$5,078			\$5,078									\$5,078
E10	Kitchen	867800	Convection Oven, , Replace	10	8	2	1	EA	\$5,077.62	\$5,078			\$5,078									\$5,078
E10	Kitchen	867985	Convection Oven, , Replace	10	8	2	1	EA	\$5,077.62	\$5,078			\$5,078									\$5,078
E10	Kitchen	868005	Convection Oven,	10	7	3	1	EA	\$8,643.00	\$8,643				\$8,643								\$8,643
E10	Cafeteria	868006	Salad Table, , Replace	15	12	3	1	EA	\$4,301.96	\$4,302				\$4,302								\$4,302
E10	Cafeteria	867973	Salad Table, , Replace	15	12	3	1	EA	\$4,301.96	\$4,302				\$4,302								\$4,302
E10	Cafeteria	867832	Salad Table, , Replace	15	12	3	1	EA	\$4,301.96	\$4,302				\$4,302								\$4,302
E10	Cafeteria	867932	Salad Table, , Replace	15	12	3	1	EA	\$4,301.96	\$4,302				\$4,302								\$4,302
E10	Cafeteria	867813	Salad Table, , Replace	15	12	3	1	EA	\$4,301.96	\$4,302				\$4,302								\$4,302
E10	Cafeteria	867896	Salad Table, , Replace	15	12	3	1	EA	\$4,301.96	\$4,302				\$4,302								\$4,302
E10	Kitchen	867835	Range/Oven,	15	10	5	1	EA	\$6,127.50	\$6,128						\$6,128						\$6,128
E10	Kitchen	867853	Food Warmer, , Replace	15	10	5	1	EA	\$1,551.91	\$1,552						\$1,552						\$1,552
E10	Kitchen	867881	Exhast Hood, , Replace	15	10	5	1	EA	\$7,571.72	\$7,572						\$7,572						\$7,572
E10	Cafeteria	867828	Food Warmer, , Replace	15	8	7	1	EA	\$1,551.91	\$1,552								\$1,552				\$1,552
E10	Cafeteria - Snack Bar	867855	Refrigerator,	15	8	7	1	EA	\$2,515.00	\$2,515								\$2,515				\$2,515
E10	Cafeteria	867906	Refrigerator,	15	8	7	1	EA	\$2,515.00	\$2,515								\$2,515				\$2,515
E10	Cafeteria	868037	Salad Table, , Replace	15	8	7	1	EA	\$4,301.96	\$4,302								\$4,302				\$4,302
E10	Cafeteria - Snack Bar	867941	Refrigerator,	15	8	7	1	EA	\$2,515.00	\$2,515								\$2,515				\$2,515
E10	Cafeteria	867933	Salad Table, , Replace	15	8	7	1	EA	\$4,301.96	\$4,302								\$4,302				\$4,302
E10	Kitchen	867899	Icemaker, , Replace	15	8	7	1	EA	\$6,118.55	\$6,119								\$6,119				\$6,119
E10	Cafeteria	867953	Salad Table, , Replace	15	8	7	1	EA	\$4,301.96	\$4,302								\$4,302				\$4,302
E10	Cafeteria	868004	Freezer, , Replace	15	8	7	1	EA	\$1,568.19	\$1,568								\$1,568				\$1,568
E10	Cafeteria - Snack Bar	867934	Refrigerator,	15	8	7	1	EA	\$4,256.00	\$4,256								\$4,256				\$4,256
E10	Cafeteria	867955	Freezer, , Replace	15	8	7	1	EA	\$1,568.19	\$1,568								\$1,568				\$1,568
E10	Cafeteria	867858	Salad Table, , Replace	15	8	7	1	EA	\$4,301.96	\$4,302								\$4,302				\$4,302
E10	Cafeteria - Snack Bar	867995	Food Warmer, , Replace	15	8	7	1	EA	\$1,551.91	\$1,552								\$1,552				\$1,552
E10	Cafeteria	867949	Food Warmer, , Replace	15	8	7	1	EA	\$1,551.91	\$1,552								\$1,552				\$1,552
E10	Cafeteria - Snack Bar	867872	Food Warmer, , Replace	15	8	7	1	EA	\$1,551.91	\$1,552								\$1,552				\$1,552
E10	Cafeteria	868022	Salad Table, , Replace	15	8	7	1	EA	\$4,301.96	\$4,302								\$4,302				\$4,302
E10	Kitchen - Gym Snack Bar	867818	Refrigerator,	15	8	7	1	EA	\$2,515.00	\$2,515								\$2,515				\$2,515
E10	Cafeteria	868019	Refrigerator,	15	8	7	1	EA	\$2,515.00	\$2,515								\$2,515				\$2,515
E10	Cafeteria	867823	Salad Table, , Replace	15	8	7	1	EA	\$4,301.96	\$4,302								\$4,302				\$4,302
E10	Cafeteria	867902	Refrigerator,	15	8	7	1	EA	\$2,515.00	\$2,515								\$2,515				\$2,515
E10	Kitchen	867838	Icemaker, , Replace	15	8	7	1	EA	\$6,118.55	\$6,119								\$6,119				\$6,119
E10	Kitchen - Gym Snack Bar	867848	Refrigerator,	15	7	8	1	EA	\$2,515.00	\$2,515									\$2,515			\$2,515
E10	Kitchen	867960	Food Warmer, , Replace	15	7	8	1	EA	\$1,551.91	\$1,552									\$1,552			\$1,552
E10	Kitchen	867983	Refrigerator,	15	7	8	1	EA	\$4,256.00	\$4,256									\$4,256			\$4,256
E10	Kitchen	868001	Refrigerator,	15	7	8	1	EA	\$4,256.00	\$4,256									\$4,256			\$4,256
E10	Kitchen	867816	Refrigerator,	15	7	8	1	EA	\$2,515.00	\$2,515									\$2,515			\$2,515
E10	Kitchen	867809	Refrigerator,	15	7	8	1	EA	\$4,256.00	\$4,256									\$4,256			\$4,256
E10	Kitchen	868020	Food Warmer, , Replace	15	7	8	1	EA	\$1,551.91	\$1,552									\$1,552			\$1,552
E10	Kitchen - Gym Snack Bar	868026	Refrigerator,	15	7	8	1	EA	\$2,515.00	\$2,515									\$2,515			\$2,515
G20	Site	867990	Roadway, , Replace	25	28	0	50	LF	\$24.00	\$1,200	\$1,200											\$1,200
G20	Site - baseball parking lot	867908	Parking Lot, , Repair	5	3	2	35000	SF	\$0.38	\$13,283			\$13,283				\$13,283					\$26,565
G20	Site - Selma field parking	868032	Parking Lot, , Repair	5	1	4	27000	SF	\$0.38	\$10,247				\$10,247					\$10,247			\$20,493
G20	Site	872620	Parking Lot, , Repair	5	1	4	13300	SF	\$0.38	\$5,047				\$5,047						\$5,047		\$10,095
G20	Site - Softball parking	867986	Parking Lot, , Repair	5	1	4	11200	SF	\$0.38	\$4,250				\$4,250						\$4,250		\$8,501
G20	Site - Selma field parking	868047	Fencing, , Replace	30	38	0	150	LF	\$53.90	\$8,085	\$8,085											\$8,085
G20	Site	867997	Fencing, , Replace	20	16	4	4	EA	\$1,569.49	\$6,278				\$6,278								\$6,278
G20	Site - baseball parking lot	867825	Parking Gate, , Replace	20	13	7	3	EA	\$1,569.49	\$4,708								\$4,708				\$4,708
G20	Site	867879	Dumpster Enclosure, ,	20	13	7	120	LF	\$99.72	\$11,966								\$11,966				\$11,966

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate	
G20	Site	872639	Study, Study,	0	6	0	0	1	EA	\$6,500.00	\$6,500	\$6,500										\$6,500	
G40	Site	867987	Exterior Flood Light, , Replace	20	18	2	27	EA	\$995.47	\$26,878				\$26,878									\$26,878
G40	Site	867984	Exterior Light Pole, 135 - 1000 WATT, Repair	10	7	3	1	EA	\$2,246.90	\$2,247					\$2,247								\$2,247
G40	Site - baseball parking lot	868033	Exterior Light Pole, 135 - 1000 WATT, Repair	10	7	3	3	EA	\$2,246.90	\$6,741					\$6,741								\$6,741
G40	Site - softball parking lot	868016	Exterior Light Pole, 135 - 1000 WATT, Repair	10	6	4	5	EA	\$2,246.90	\$11,234						\$11,234							\$11,234
Totals, Unescalated												\$1,533,159	\$30,000	\$528,512	\$1,090,761	\$67,057	\$1,797,952	\$117,392	\$594,576	\$209,391	\$1,643,457		\$7,612,257
Totals, Escalated (3.0% inflation, compounded annually)												\$1,533,159	\$30,900	\$560,699	\$1,191,904	\$75,473	\$2,084,320	\$140,172	\$731,253	\$265,251	\$2,144,339		\$8,757,468

* Markup/LocationFactor (1.0) has been included in unit costs.

WG Service Center

EMG Renamed Item Number	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Deficiency Repair Estimate		
B20	Building Exterior	860642	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	25	40	0	12	SF	\$41.28	\$495	\$495												\$495	
B20	Building Exterior	860658	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	40	0	9190	SF	\$2.87	\$26,382	\$26,382													\$26,382
B20	Building Exterior	860636	Exterior Door, , Replace	25	22	3	6	EA	\$950.12	\$5,701				\$5,701										\$5,701
B30	Roof	871412	Roof, Spray foam roof membrane, Apply	10	5	5	13500	SF	\$13.73	\$185,337					\$185,337									\$185,337
B30	Valley/gutter	860634	Gutters & Downspouts, Aluminum w/ Fittings, Repair	10	10	0	30	LF	\$8.37	\$251	\$251													\$251
B30	Roof	860644	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	535	LF	\$8.37	\$4,479					\$4,479									\$4,479
C20	Office areas	860666	Interior Walls, , Repair	8	2	6	13500	SF	\$1.42	\$19,213							\$19,213							\$19,213
C20	I.T. Room	860669	Interior Floor Finish, Concrete, Prep & Paint	10	10	0	1160	SF	\$9.23	\$10,712	\$10,712													\$10,712
C20	Offices	860648	Floor Finishings, , Replace	10	2	8	3500	SF	\$7.26	\$25,397									\$25,397					\$25,397
D30	Roof	860661	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	10	5	1	EA	\$889.90	\$890						\$890								\$890
D30	Roof	860673	Packaged Unit (RTU), 2 Ton, Replace	15	14	1	1	EA	\$7,257.71	\$7,258		\$7,258												\$7,258
D30	Roof	860672	Packaged Unit (RTU), 13 to 15 Ton, Replace	15	12	3	1	EA	\$26,845.87	\$26,846				\$26,846										\$26,846
D30	Roof - Upper level	860640	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	15	12	3	1	EA	\$14,395.83	\$14,396				\$14,396										\$14,396
D30	Roof	860664	Packaged Unit (RTU), 5 Ton, Replace	15	12	3	1	EA	\$11,239.29	\$11,239				\$11,239										\$11,239
D30	Roof - Upper level	860645	Packaged Unit (RTU), 16 to 20 Ton, Replace	15	12	3	1	EA	\$36,777.37	\$36,777				\$36,777										\$36,777
D30	Roof	860629	Packaged Unit (RTU), 5 Ton, Replace	15	12	3	1	EA	\$11,239.29	\$11,239				\$11,239										\$11,239
D30	Roof	860662	Heat Pump, Packaged (RTU), 6 to 10 Ton, Replace	15	12	3	1	EA	\$15,325.27	\$15,325				\$15,325										\$15,325
D50	Shop - area	860637	Lighting System, Interior, Office Building, Upgrade	25	22	3	18000	SF	\$9.24	\$166,356				\$166,356										\$166,356
D60	Shop	860676	Switchboard, 1,000 Amp, Replace	30	25	5	1	EA	\$26,391.67	\$26,392					\$26,392									\$26,392
D60	Shop	860631	Switchboard, 800 Amp, Replace	30	25	5	1	EA	\$24,768.06	\$24,768					\$24,768									\$24,768
D60	Warehouse	860674	Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	25	5	3	EA	\$7,906.20	\$23,719					\$23,719									\$23,719
D60	Warehouse	860649	Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	25	5	4	EA	\$7,951.00	\$31,804					\$31,804									\$31,804
D70	Throughout	860849	Emergency/Exit Combo LED, Replace	10	2	8	20	EA	\$687.51	\$13,750									\$13,750					\$13,750
G20	Site	860643	Parking Lot, , Replace	25	25	0	31800	SF	\$3.28	\$104,317	\$104,317													\$104,317
G20	Parking lot	860722	Parking Lots, Asphalt Pavement, Seal & Stripe	5	5	0	31800	SF	\$0.38	\$12,068	\$12,068				\$12,068									\$24,136
G20	Site	860652	Retaining Wall, Brick/Stone (per SF Face), Repair	0	18	0	10	SF	\$11.39	\$114	\$114													\$114
Totals, Unescalated												\$154,339	\$7,258	\$0	\$287,880	\$0	\$309,457	\$19,213	\$0	\$39,147	\$0		\$817,293	
Totals, Escalated (3.0% inflation, compounded annually)												\$154,339	\$7,475	\$0	\$314,574	\$0	\$358,745	\$22,942	\$0	\$49,591	\$0		\$907,665	

* Markup/LocationFactor (1.0) has been included in unit costs.