

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Beryl Mensonides



Tommie Kunst Junior High
930 Hidden Pines Way
Santa Maria, California 93458

PREPARED BY:

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ON SITE DATE:

February 7-8, 2023

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	Eleven
Main Address	930 Hidden Pines Way, Santa Maria, California 93458
Site Developed	2004 Phase I/2015 Phase II
Site Area	12.89 acres (estimated)
Parking Spaces	108 total spaces all in open lots; eight of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 7-8, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	James Michaelis
Assessment and Report Prepared By	Deborah Whitham
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The middle school campus was originally constructed in 2004 and additional classroom buildings, L & M, were added in 2015.

Architectural

The buildings have not required renovation since construction. For all the buildings, only typical lifecycle interior finish, exterior finish is budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to their 2004 and 2015 installation dates and have been well-maintained since that time. The split systems units from the 2004 are reportedly functional and serviceable, but they are at or near their expected end of useful life (EUL) and are recommended for replacement in the near future. These units also utilize R22 refrigerant which is no longer manufactured and may inhibit future service. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Site

The parking lots have been periodically sealed and restriped and sidewalks have been sectionally replaced as needed over the years. The playgrounds and sport courts are generally in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Tommie Kunst Junior High (2004)	\$550	86,991	\$47,845,050	0.0%	3.2%	6.5%	10.9%
Tommie Kunst Junior High / Building A-MPR (2004)	\$550	5,093	\$2,801,150	0.2%	3.4%	8.0%	16.7%
Tommie Kunst Junior High / Building B-Gymnasium (2004)	\$550	8,834	\$4,858,700	0.0%	4.5%	7.9%	16.4%
Tommie Kunst Junior High / Building C-Library (2004)	\$550	5,805	\$3,192,750	0.0%	3.2%	5.2%	8.0%
Tommie Kunst Junior High / Building D-Administration (2004)	\$550	5,368	\$2,952,400	0.0%	3.0%	7.1%	8.9%
Tommie Kunst Junior High / Building F (2004)	\$550	5,434	\$2,988,700	0.0%	1.5%	5.7%	6.3%
Tommie Kunst Junior High / Building G (2004)	\$550	5,653	\$3,109,150	0.0%	3.3%	6.9%	8.2%
Tommie Kunst Junior High / Building H (2004)	\$550	8,132	\$4,472,600	0.0%	3.2%	5.7%	7.3%
Tommie Kunst Junior High / Building J (2004)	\$550	14,296	\$7,862,800	0.0%	3.7%	7.3%	8.9%
Tommie Kunst Junior High / Building K (2004)	\$550	14,296	\$7,862,800	0.0%	3.5%	5.8%	8.6%
Tommie Kunst Junior High / Building L (2015)	\$550	7,040	\$3,872,000	0.0%	1.6%	1.7%	5.1%
Tommie Kunst Junior High / Building M (2015)	\$550	7,040	\$3,872,000	0.0%	1.6%	1.7%	4.8%

Campus Level FCI:

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

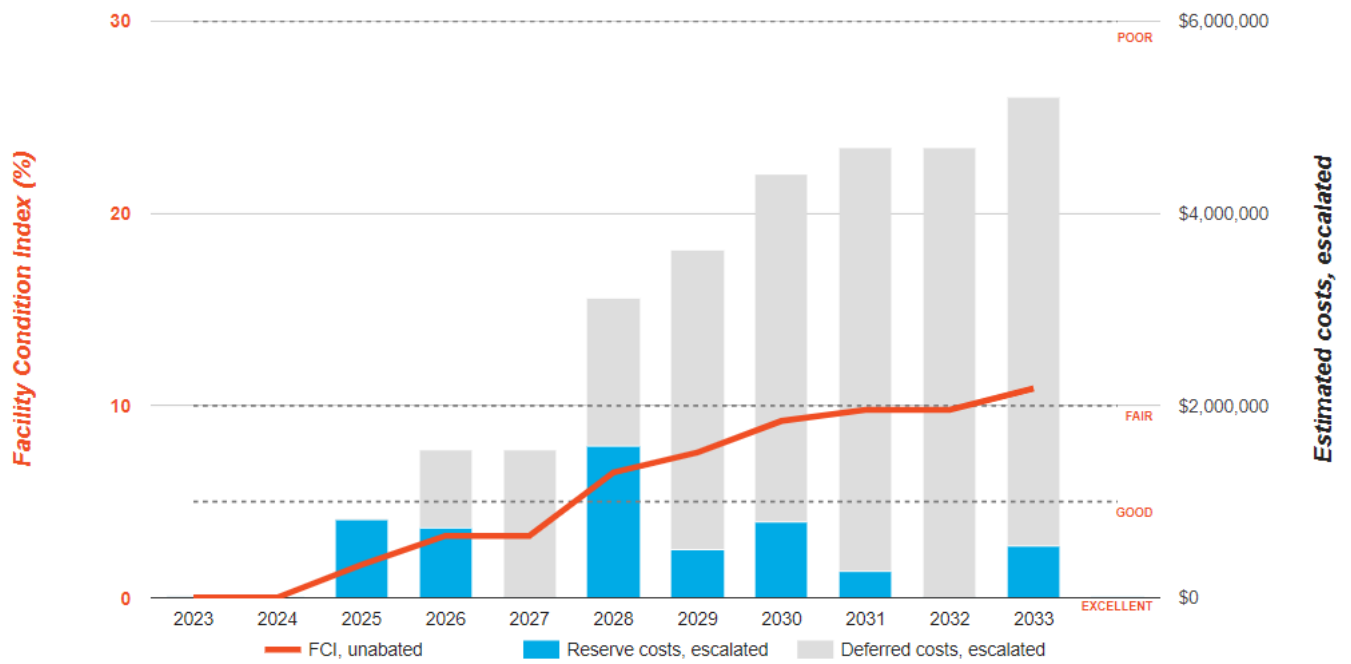
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Tommie Kunst Junior High

Replacement Value: \$47,846,000

Inflation Rate: 3.0%

Average Needs per Year: \$474,000



The table below shows the anticipated costs by trade or building system over the next 20 years.



Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$2,552	-	\$3,430	\$5,982
Facade	-	-	\$74,815	\$33,141	\$489,450	\$597,406
Roofing	-	-	-	\$54,558	\$3,943	\$58,501
Interiors	-	\$177,654	\$726,586	\$822,840	\$1,642,284	\$3,369,364
Conveying	-	-	\$6,352	\$34,378	\$83,441	\$124,171
Plumbing	\$3,169	\$4,185	\$77,852	\$3,846	\$344,287	\$433,339
HVAC	-	\$590,294	\$228,712	\$173,037	\$1,436,994	\$2,429,037
Fire Protection	-	-	-	\$124,292	\$92,350	\$216,642
Electrical	-	-	\$415,117	-	\$357,054	\$772,171
Fire Alarm & Electronic Systems	-	\$17,441	\$296,888	\$41,119	\$125,726	\$481,174
Equipment & Furnishings	\$4,932	-	\$59,070	\$115,207	\$96,317	\$275,526
Special Construction & Demo	-	-	-	-	\$622,807	\$622,807
Site Development	-	-	\$293,764	\$446,883	\$286,025	\$1,026,672
Site Pavement	-	\$23,653	-	\$220,733	\$68,639	\$313,025
Site Utilities	-	-	\$118,157	\$22,387	\$73,476	\$214,020
TOTALS (3% inflation)	\$8,200	\$813,300	\$2,299,900	\$2,092,500	\$5,726,300	\$10,940,200

Immediate Needs

Facility/Building	Total Items	Total Cost
Tommie Kunst Junior High / Building A-MPR	1	\$4,900
Tommie Kunst Junior High / Site	1	\$3,200
Total	2	\$8,100

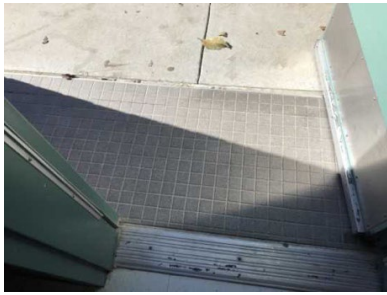
Building A-MPR

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5248326	Tommie Kunst Junior High / Building A-MPR	Classrooms	E1030	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	NA	Environmental	\$4,900
Total (1 items)							\$4,900

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5248329	Tommie Kunst Junior High / Site	Site, southwest entry G building	D2020	Supplemental Components, Drains, Trench, 12 IN, Replace	Poor	Performance/Integrity	\$3,200
Total (1 items)							\$3,200

Key Findings



Supplemental Components in Poor condition.

Drains, Trench, 12 IN
 Site Tommie Kunst Junior High Site, southwest entry G building

Uniformat Code: D2020
 Recommendation: **Replace in 2023**

Priority Score: **86.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

Water into G102 southwest facing door. - AssetCALC ID: 5248329



Foodservice Equipment

Exhaust Hood, 8 to 10 LF
 Building A-MPR Tommie Kunst Junior High Classrooms

Uniformat Code: E1030
 Recommendation: **Replace in 2023**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$4,900

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Needs exhaust - AssetCALC ID: 5248326

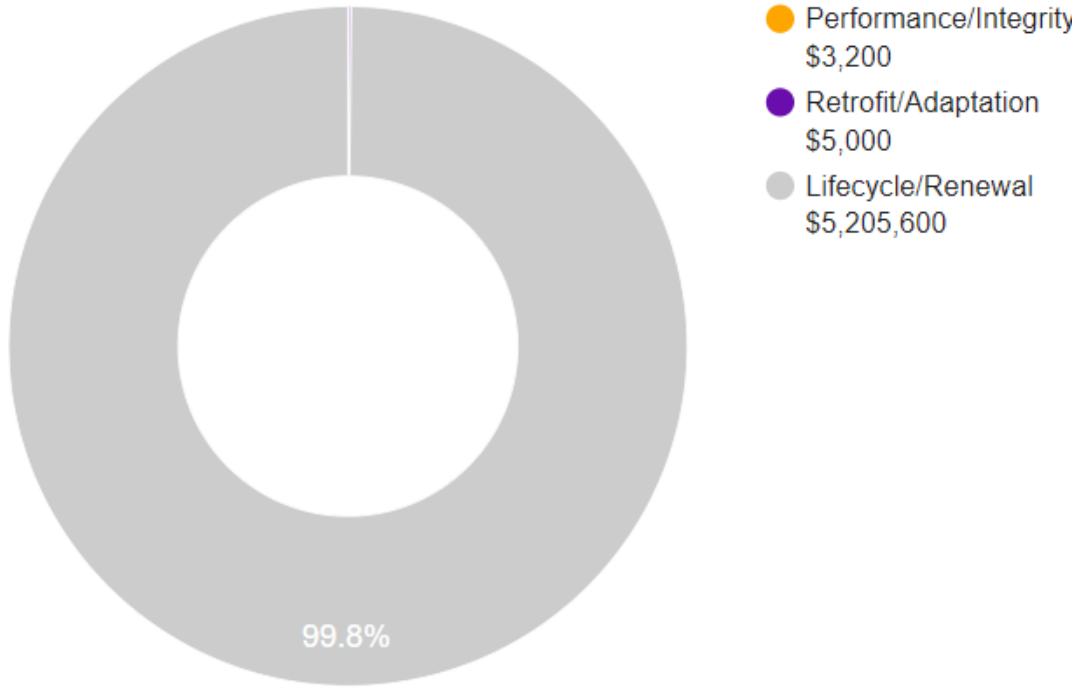
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,213,800

2. Building A-Multipurpose Room



Building A-Multipurpose: Systems Summary

Constructed/Renovated	2004	
Building/Group Size	5,093 SF, 6,245 SF with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal roofing Secondary: Flat construction with built-up roofing	Fair
Interiors	Walls: Painted gypsum board, acoustic panel, ceramic tile, FRP Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift serving stage area	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Hot Water: Gas tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and Split-system heat pumps.	Fair

Building A-Multipurpose: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

3. Building B-Gymnasium



Building B-Gymnasium: Systems Summary

Constructed/Renovated	2004	
Building Size	8,834 SF, 9,430 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal roofing Secondary: Flat construction with built-up roofing	Fair
Interiors	Walls: Painted gypsum board, acoustic panels, ceramic tile Floors: VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Make-up air units	Fair

Building B-Gymnasium: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

4. Building C-Library



Building C-Library: Systems Summary

Constructed/Renovated	2004	
Building Size	5,805 SF, 5,496 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal roofing	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Split system units	Fair

Building C-Library: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

5. Building D-Administration



Building D-Administration: Systems Summary

Constructed/Renovated	2004	
Building Size	5,368 SF, 6,167 SF with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal roofing	Fair
Interiors	Walls: Painted gypsum board, acoustic panels, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Split system units	Fair

Building D-Administration: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

6. Building F



Building F: Systems Summary

Constructed/Renovated	2004	
Building Size	5,434 SF, 6,766 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal roofing	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: None	Fair
HVAC	Non-Central System: Split system units	Fair

Building F: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

7. Building G



Building G: Systems Summary

Constructed/Renovated	2004	
Building Size	5,653 SF, 7,907 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Hip construction with metal roofing	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: None	Fair
HVAC	Non-Central System: Split system units	Fair

Building G: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

8. Building H



Building H: Systems Summary

Constructed/Renovated	2004	
Building Size	8,132 SF, 9,901 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Hip construction with metal roofing.	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: None	Fair
HVAC	Non-Central System: Split system units	Fair

Building H: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

9. Building J



Building J: Systems Summary

Constructed/Renovated	2004	
Building Size	14,296 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Hip construction with metal roofing.	Fair
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals and sinks in all restrooms	Fair
HVAC	Non-Central System: Split system units	Fair

Building J: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

10. Building K



Building K: Systems Summary

Constructed/Renovated	2004	
Building Size	14,296 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Hip construction with metal roofing	Fair
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals and sinks in all restrooms	Fair
HVAC	Non-Central System: Split system units	Fair

Building K: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

11. Building L



Building L: Systems Summary

Constructed/Renovated	2004	
Building Size	7,040 SF, 10,030 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Hip construction with metal roofing	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Split system units	Fair

Building L: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

12. Building M



Building M: Systems Summary

Constructed/Renovated	2004	
Building Size	7,040 SF, 10,030 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Hip construction with metal roofing	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Split system units	Fair

Building M: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment (R22 refrigerant)	

13. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; metal tube and chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Building G has water infiltration from exterior	

14. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Attics of C, D, F, G, H, J, K and L; safety concerns

15. ADA Accessibility

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

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

However, this does not:

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

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The campus was originally constructed in 2004 and additional buildings added in 2015. Accessibility improvements appear to have been code compliant from time of construction.

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

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

16. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

17. Opinions of Probable Costs

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

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

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

18. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Tommie Kunst Junior High, 930 Hidden Pines Way, Santa Maria, California 93458 the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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19. Appendices

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



Appendix A: Photographic Record

Photographic Overview



1 - EXTERIOR ELEVATION, BUILDING A



2 - EXTERIOR ELEVATION, BUILDING B



3 - EXTERIOR ELEVATION, BUILDING C



4 - EXTERIOR ELEVATION, BUILDING D



5 - EXTERIOR ELEVATION, BUILDING F



6 - EXTERIOR ELEVATION, BUILDING H



Photographic Overview



7 - EXTERIOR ELEVATION, BUILDING J & K



8 - EXTERIOR ELEVATION, BUILDING L & M



9 - METAL ROOFING OVERVIEW



10 - ELEVATOR



11 - ASPHALT PARKING



12 - SIDEWALKS



Photographic Overview



13 - QUAD/COURTYARD



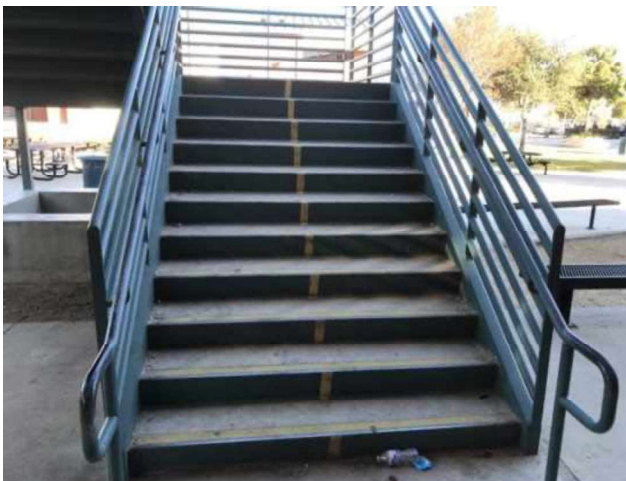
14 - SITE RAMP



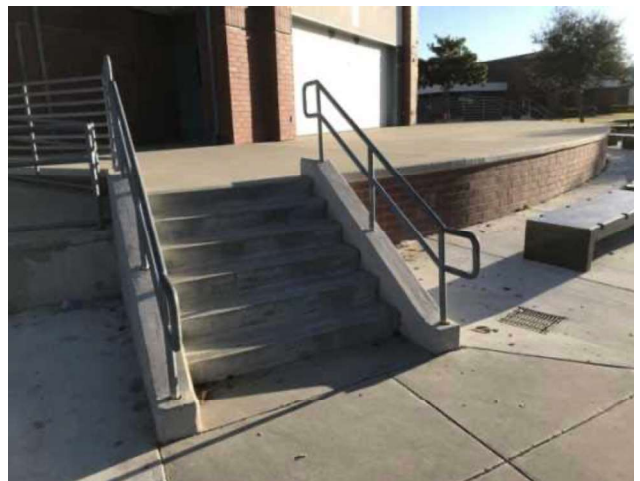
15 - PLAYING FIELDS



16 - ATHLETIC COURTS



17 - EXTERIOR BUILDING STAIRS



18 - SITE STAIRS



Photographic Overview



19 - PACKAGED UNIT



20 - PACKAGED UNIT



21 - SPLIT SYSTEM AC



22 - SPLIT SYSTEM AC



23 - SPLIT SYSTEM FAN COIL



24 - MAKE UP AIR UNIT



Photographic Overview



25 - TANKLESS WATER HEATER



26 - FIRE ALARM PANEL



27 - INTERIOR A, MPR



28 - INTERIOR B, GYM



29 - INTERIOR C, LIBRARY



30 - INTERIOR D, ADMIN



Photographic Overview



31 - INTERIOR F, BAND



32 - INTERIOR H, SCIENCE



33 - INTERIOR J & K, CLASSROOMS



34 - INTERIOR L & M, CLASSROOMS



35 - INTERIOR G, HOME ECONOMICS



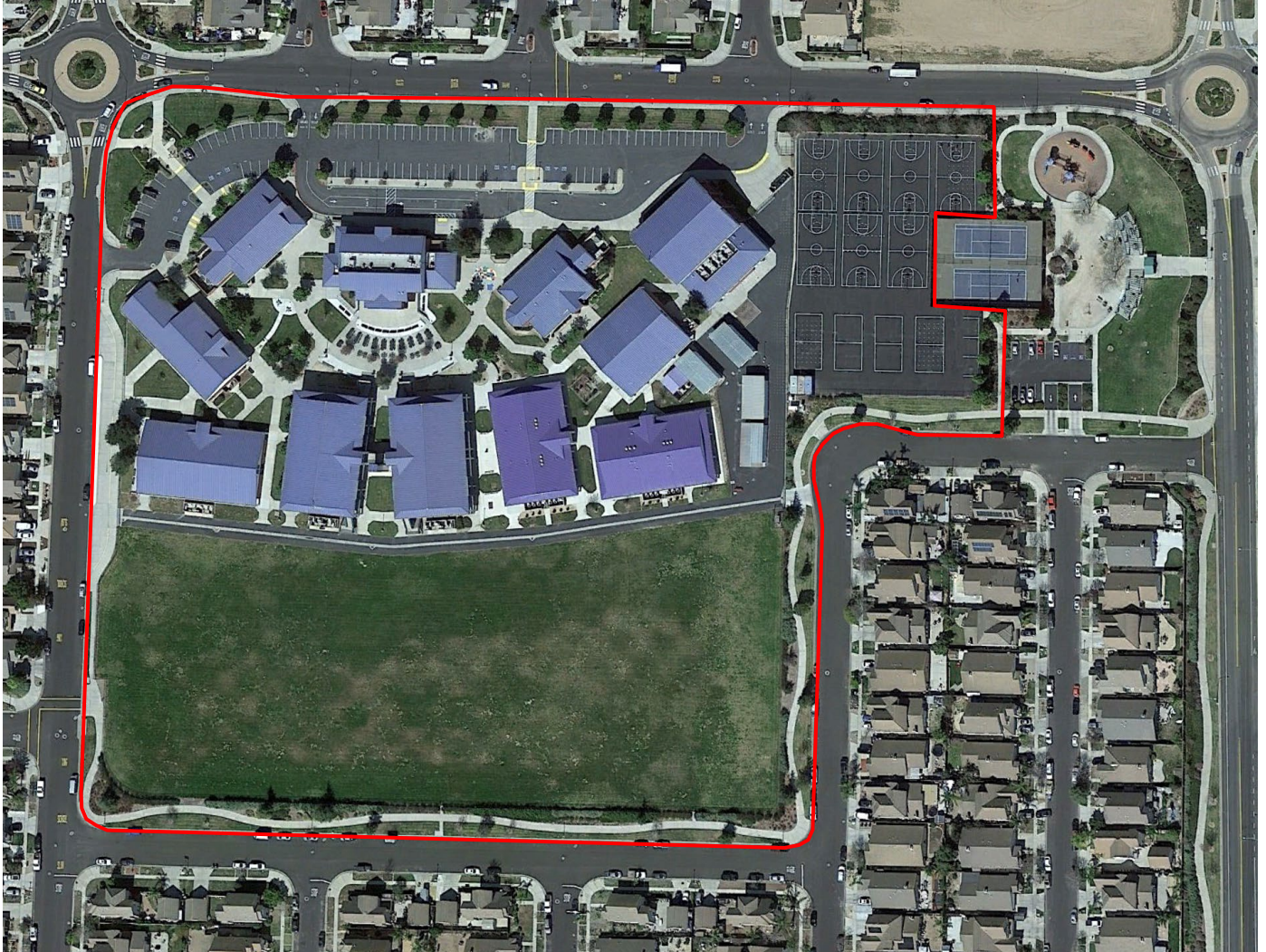
36 - INTERIOR, RELOCATABLE





Appendix B: Site Plan



Site Plan



	Project Number	Project Name	
	158764.22R000-013.017	Tommie Kunst Junior High	
	Source	On-Site Date	
	Google	February 7-8, 2023	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Tommie Kunst Junior High

Name of person completing form: James Michaels

Title / Association w/ property: Custodial supervisor

Length of time associated w/ property: 35 years

Date Completed: 2/7/2023

Phone Number: 805-478-7713

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.


Data Overview		Response		
1	Year(s) constructed	Constructed 2004	Renovated 2015	L &M added later
2	Building size in SF	90,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	ALL LED 2019		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Mechanical.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Fire alarm panels intercom being worked on today. L and M only have one pull station. A-K have pulls stations in every room, at every door. New rules only require a smoke detector.		

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		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			Limited gas service
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			2019 all LED
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			Some courtyard areas-admin to F
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, when?				X	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?				X	



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Tommy Kunst Junior High

BV Project Number: 158764.22R000 - 013.017

Facility History & Interview				
Question	Yes	No	NA	Comments
1			X	
2			X	
3			X	

Tommy Kunst Junior High: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other				X

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Tommie Kunst Junior High: Photographic Overview



Overview of accessible parking area



Close-up of stall



Accessible path



Curb cut



Main/accessible entrance



Door hardware

Tommie Kunst Junior High: Photographic Overview



Accessible interior lift



Stair rails



Lobby looking at cabs (with doors open)



In-cab controls/emergency call panel



Toilet stall overview



Sink, faucet handles and accessories

Tommie Kunst Junior High: Photographic Overview



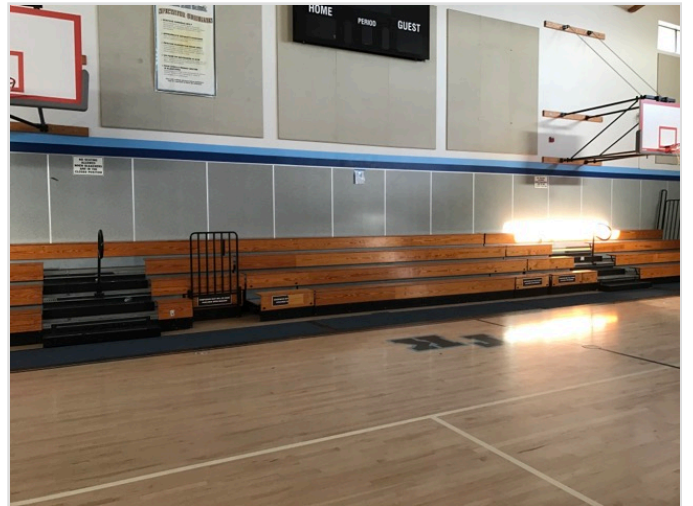
Kitchen cabinets/sink clearance



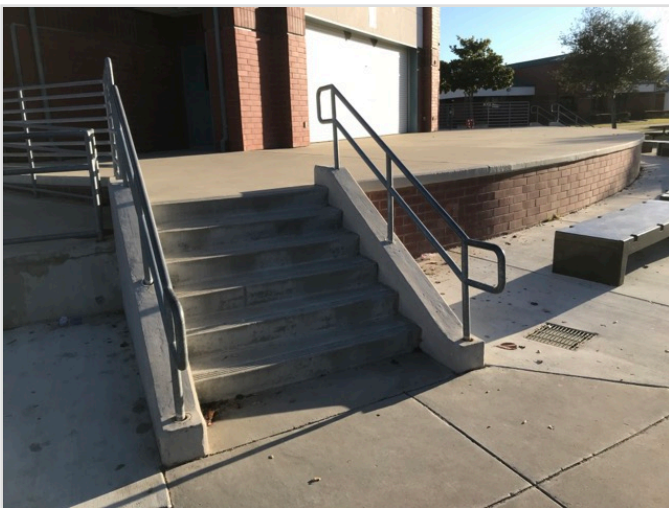
Oven with controls



Bleachers



Overview of bleachers



Site stairs



Site ramp

Appendix E: Component Condition Report



Component Condition Report | Tommie Kunst Junior High / Building J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	2nd floor	Fair	Stair/Ramp Rails, Metal, Refinish	670 LF	5	5248248
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,160 SF	5	5248180
B2020	Building exterior	Fair	Storefront, Glazing & Framing	600 SF	11	5248369
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	18	21	5248211
Roofing						
B3010	Roof	Fair	Roofing, Metal	7,891 SF	21	5248164
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	12	21	5248261
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,500 SF	10	5253168
C1090	Restrooms	Fair	Toilet Partitions, Solid Surface	7	10	5248234
C2010	Classrooms	Fair	Wall Finishes, Vinyl	28,000 SF	5	5248172
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	21	5248144
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	13,500 SF	3	5248273
C2030	Restrooms	Fair	Flooring, Ceramic Tile	750 SF	21	5248276
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	5248117
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	11	5253191
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	5	5248221
Plumbing						
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	5	5248357
D2010	Restrooms	Fair	Toilet, Residential Water Closet	7	11	5248149
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	14,296 SF	21	5253173
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	11	5248296
D2010	Restrooms	Fair	Urinal, Standard	3	18	5248380
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	11	5248128
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	5248395
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	4	2	5248359
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	8	2	5248282
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	8	2	5256888
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON	1	2	5256883
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	4	2	5256884
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	14,296 SF	11	5249311
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	14,296 SF	10	5998188
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	11	5248383
D5020	Building J	Fair	Distribution Panel, 120/208 V	1	11	5248300
D5020	Building J	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248297
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,296 SF	21	5248190
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	14,296 SF	5	5249312
Fire Alarm & Electronic Systems						
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,540 SF	7	5248311
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	14,296 SF	5	5263116
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	2	5248131
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	40	5	5248207

Component Condition Report | Tommie Kunst Junior High / Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	2nd floor	Fair	Stair/Ramp Rails, Metal, Refinish	670 LF	5	5253194
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,160 SF	5	5248404
B2020	Building exterior	Fair	Storefront, Glazing & Framing	600 SF	11	5248299

Component Condition Report Tommie Kunst Junior High / Building K						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Classrooms	Fair	Exterior Door, Wood, Solid-Core	12	6	5248284
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	18	21	5248206
Roofing						
B3010	Roof	Fair	Roofing, Metal	7,891 SF	21	5248216
Interiors						
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	14,296 SF	6	5248156
C1090	Restrooms	Fair	Toilet Partitions, Solid Surface	7	10	5248331
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	21	5248181
C2010	Throughout	Fair	Wall Finishes, Vinyl	28,000 SF	7	5248175
C2030	Restrooms	Fair	Flooring, Ceramic Tile	750 SF	21	5248114
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	14,296 SF	3	5248418
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	14,296 SF	21	5253192
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	5	5248247
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	11	5248394
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	11	5248356
D2010	Restrooms	Fair	Urinal, Standard	3	18	5248325
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	11	5248106
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	4	2	5248270
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	8	2	5256894
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	8	2	5248162
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	4	2	5256893
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	14,296 SF	11	5249319
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	14,296 SF	10	5998189
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	11	5248360
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248229
D5020	Building K	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248333
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,296 SF	21	5248125
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	14,296 SF	5	5249320
Fire Alarm & Electronic Systems						
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,540 SF	7	5253193
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	14,296 SF	5	5248223
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	40	5	5248155
Component Condition Report Tommie Kunst Junior High / Building A-MPR						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	5	5248245
B2020	Building exterior	Fair	Storefront, Glazing & Framing	274 SF	11	5248290
B2020	MPR	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	5248315
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 30'x10'	1	11	5248319
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	11	5248258
Roofing						
B3010	Roof	Fair	Roofing, Metal	4,153 SF	21	5248226
B3010	Roof	Fair	Roofing, Built-Up	2,090 SF	6	5248120
B3060	Roof	Fair	Roof Hatch, Metal	2	11	5248334
Interiors						
C1030	MPR	Fair	Interior Door, Wood, Solid-Core High-End w/ Glazing	4	21	5248239
C1070	MPR	Fair	Acoustical Ceilings, Acoustical Tile (ACT)	2,880 SF	10	5248289
C1090	Restrooms	Fair	Toilet Partitions, Solid Surface	7	10	5248145
C2010	MPR	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	1,200 SF	6	5248136
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	4,700 SF	5	5249088
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	920 SF	11	5248141
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,050 SF	21	5248122

Component Condition Report Tommie Kunst Junior High / Building A-MPR						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Fair	Flooring, Quarry Tile	412 SF	31	5248344
C2030	Stage	Fair	Flooring, Wood, Strip	740 SF	11	5248147
C2030	MPR	Fair	Flooring, Vinyl Tile (VCT)	2,880 SF	7	5248129
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	740 SF	3	5248779
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	21	5248210
C2050	Stage, kitchen	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,145 SF	5	5248225
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	6	5248275
Plumbing						
D2010	MPR	Fair	Toilet, Commercial Water Closet	8	11	5248347
D2010	Janitorial	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5248307
D2010	MPR	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	11	5248160
D2010	Exterior utility closet	Good	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM	1	10	5248353
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 10 GAL	1	8	5248416
D2010	Kitchen	Fair	Sink/Lavatory, Hand Wash, Wall-Hung	1	16	5248397
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	11	5248135
D2010	Kitchen, restrooms	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,018 SF	21	5249041
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	11	5248375
D2010	MPR	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	5248177
D2010	Common area restrooms	Fair	Urinal, Standard	3	11	5248100
D2010	Janitorial	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5248151
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	3	5248278
D3030	Interior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	1	3	5249029
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON	2	3	5248240
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	2	3	5248133
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	5,093 SF	11	5249040
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	2	10	5248313
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,093 SF	6	5248183
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	11	5248244
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248351
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248352
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,093 SF	21	5248167
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,093 SF	5	5249039
Fire Alarm & Electronic Systems						
D6030	MPR	Fair	Sound System, Theater/Auditorium/Church	5,093 SF	10	5248212
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,093 SF	5	5263111
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	5	5248138
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	5248327
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	5248277
E1030	Cafeteria	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	5248184
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	5248252
E1030	Cafeteria	Fair	Foodservice Equipment, Dairy Cooler/Wells	3	5	5248237
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	2	5	5248253
E1030	Classrooms	NA	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	0	5248326
E1030	Cafeteria	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	5248111
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	5	5248374
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	5248208
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	7	5248283
Athletic, Recreational & Playfield Areas						
G2050	MPR	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	6	5248159
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	12	10	5248317

Component Condition Report Tommie Kunst Junior High / Building B-Gymnasium				Quantity	RUL	ID
UF L3 Code	Location	Condition	Asset/Component/Repair			
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,800 SF	5	5248424
B2020	Building exterior	Fair	Storefront, Glazing & Framing	340 SF	11	5248165
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	11	5248286
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	21	5249281
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	888 SF	6	5248228
B3010	Roof	Fair	Roofing, Metal	8,542 SF	21	5248193
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	10	21	5248285
C1070	Gymnasium	Fair	Acoustical Ceilings, Acoustical Tile (ACT)	6,000 SF	13	5248110
C1070	Building exterior	Fair	Acoustical Ceilings, Acoustical Tile (ACT)	1,440 SF	6	5248158
C1090	Locker rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	150	10	5248099
C1090	Restrooms	Fair	Toilet Partitions, Solid Surface	7	10	5248101
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	3,000 SF	10	5248109
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	16,000 SF	5	5248243
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	540 SF	21	5248232
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	3,000 SF	6	5248281
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	6,000 SF	3	5249090
C2030	Locker rooms	Fair	Flooring, Vinyl Sheetting	2,319 SF	5	5248163
C2030	Gymnasium	Fair	Flooring, Wood, Strip	6,000 SF	11	5248124
C2030	Restrooms	Fair	Flooring, Ceramic Tile	515 SF	21	5248127
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,260 SF	5	5251165
Plumbing						
D2010	Restrooms	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	444 SF	21	5249290
D2010	Restrooms	Fair	Urinal, Standard	4	11	5248387
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	11	5248169
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	11	5248238
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	2	5248340
D2010	Janitorial	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5248271
D2010	Gymnasium	Fair	Water Heater, Electric, Commercial (36 kW)	2	3	5248399
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	2	2	5248422
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 1950 CFM	2	3	5248115
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	8,834 SF	11	5249287
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	3	5248365
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	2	6	5248345
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,834 SF	6	5998182
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP	1	11	5248346
D5020	Roof	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248174
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,834 SF	21	5249285
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,834 SF	5	5249288
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,834 SF	5	5263112
Equipment & Furnishings						
E1040	Gymnasium	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	5248113
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	120	10	5248298
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	6	5248410
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	10	10	5248146
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	8	5	5248324
Component Condition Report Tommie Kunst Junior High / Building C-Library						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Component Condition Report Tommie Kunst Junior High / Building C-Library						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	5	5248171
B2020	Building exterior	Fair	Storefront, Glazing & Framing	504 SF	11	5248398
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	11	5248255
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	4	21	5251239
B2050	Building interior	Fair	Exterior Door, Wood, Solid-Core w/ Glazing	6	6	5248348
Roofing						
B3010	Roof	Fair	Roofing, Metal	5,805 SF	21	5251794
Interiors						
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	6	5248330
C2010	Throughout	Fair	Wall Finishes, Vinyl	11,000 SF	7	5248338
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	224 SF	21	5248219
C2030	Building interior	Fair	Flooring, Carpet, Commercial Standard	4,500 SF	3	5248361
C2030	Restrooms	Fair	Flooring, Vinyl Sheetting	100 SF	5	5248139
C2030	Storage	Fair	Flooring, Vinyl Tile (VCT)	600 SF	5	5248265
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	5	5248323
C2050	Building interior	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	5248287
Plumbing						
D2010	Breakroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	5248235
D2010	Utility room	Fair	Water Heater, Electric, Residential	1	5	5248358
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	11	5248328
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	11	5248249
D2010	Utility room	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5248142
D2010	Restrooms	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	500 SF	21	5249294
HVAC						
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3 TON	1	5	5256864
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	5248257
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON	3	2	5256866
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	3	2	5248250
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3 TON	1	2	5256863
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	5248185
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	1	2	5256865
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	5248312
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	5,627 SF	11	5249291
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,627 SF	6	5998183
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,627 SF	6	5249293
Electrical						
D5020	Utility room	Fair	Distribution Panel, 277/480 V	1	11	5248426
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,627 SF	21	5263119
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,500 SF	5	5248203
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,627 SF	3	5248292
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	9	5	5248339
Component Condition Report Tommie Kunst Junior High / Building D-Administration						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,360 SF	5	5248350
B2020	Building exterior	Fair	Storefront, Glazing & Framing	500 SF	11	5248260
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	11	5248194
B2050	Interior	Fair	Exterior Door, Wood, Solid-Core	1	6	5248166
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	2	21	5248376
Roofing						
B3010	Roof	Fair	Roofing, Metal	6,167 SF	21	5251793
Interiors						
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,800 SF	6	5248108
C1090	Restrooms	Fair	Toilet Partitions, Solid Surface	3	10	5248214

Component Condition Report Tommie Kunst Junior High / Building D-Administration						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Admin	Fair	Wall Finishes, Ceramic Tile	500 SF	21	5248119
C2010	Throughout	Fair	Wall Finishes, Vinyl	12,500 SF	5	5248137
C2030	Restroom	Fair	Flooring, Ceramic Tile	448 SF	21	5248168
C2030	Interior	Fair	Flooring, Vinyl Tile (VCT)	1,200 SF	5	5248429
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	3,400 SF	3	5248390
C2050	Interior	Fair	Ceiling Finishes, any flat surface, Prep & Paint	568 SF	5	5251792
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	11	5248385
D2010	Interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	11	5248148
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	11	5248343
D2010	Utility room	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5248362
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,368 SF	21	5251791
D2010	Restroom	Fair	Urinal, Standard	2	11	5248415
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	2	5248196
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3 TON	1	2	5256868
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	6	5248382
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON	1	2	5256874
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	5248386
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON	1	6	5256872
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	2	2	5256870
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	5248427
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	5,368 SF	11	5249295
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,368 SF	6	5998184
Electrical						
D5020	Admin	Fair	Distribution Panel, 120/208 V	2	11	5248123
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,368 SF	21	5251790
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,368 SF	5	5249296
Fire Alarm & Electronic Systems						
D7010	Admin	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	5,368 SF	3	5248269
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,368 SF	5	5248105
Equipment & Furnishings						
E1040	Building interior	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	5248364
E2010	Breakroom	Fair	Casework, Countertop, Plastic Laminate	12 LF	5	5251789
E2010	Breakroom	Fair	Casework, Cabinetry, Standard	12 LF	10	5248241
Sitework						
G2060	Courtyard	Fair	Picnic Table, Metal Powder-Coated	4	10	5248310
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	15	5	5248355
Component Condition Report Tommie Kunst Junior High / Building F						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	5	5248236
B2020	Building exterior	Fair	Storefront, Glazing & Framing	330 SF	11	5248373
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	10	21	5248202
Roofing						
B3010	Roof	Fair	Roofing, Metal	6,766 SF	21	5248420
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	4	21	5248112
C1070	Classrooms	Fair	Acoustical Ceilings, Acoustical Tile (ACT)	5,434 SF	13	5248222
C2010	Classroom, band room	Fair	Wall Finishes, Vinyl	3,000 SF	7	5248157
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	5,600 SF	5	5248400
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	5,300 SF	5	5248378
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	11	5248372
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,434 SF	21	5263120
D2010	Classroom, band room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	11	5248132

Component Condition Report | Tommie Kunst Junior High / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 1 to 1.5 TON	1	2	5256876
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	3	2	5248103
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	3	2	5256875
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	5248321
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	5,434 SF	11	5249299
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,434 SF	6	5998185
Electrical						
D5020	Building F	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248288
D5020	Building F	Fair	Distribution Panel, 277/480 V	1	11	5248220
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,434 SF	21	5248332
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,434 SF	5	5249300
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,434 SF	5	5263113
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	11	5	5248301

Component Condition Report | Tommie Kunst Junior High / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	900 SF	5	5248367
B2020	Building exterior	Fair	Storefront, Glazing & Framing	200 SF	11	5248246
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	21	5248259
Roofing						
B3010	Roof	Fair	Roofing, Metal	7,907 SF	21	5253118
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core w/ Glazing	3	21	5248251
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,653 SF	6	5248294
C2010	Classrooms	Fair	Wall Finishes, Vinyl	11,300 SF	5	5248295
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	4,353 SF	3	5248425
C2030	Interior	Fair	Flooring, Vinyl Tile (VCT)	1,400 SF	5	5248143
Plumbing						
D2010	Workroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	5248192
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,653 SF	21	5263122
D2010	Classrooms, home economics	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	11	5248314
HVAC						
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 1 to 1.5 TON	2	2	5256878
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	4	2	5256877
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	4	2	5248154
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	2	5248266
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	5,653 SF	11	5249303
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,653 SF	10	5998186
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,093 SF	6	5249305
Electrical						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248218
D5020	Building exterior	Fair	Distribution Panel, 277/480 V	1	11	5248302
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,653 SF	21	5248304
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,653 SF	5	5249304
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,653 SF	5	5263114
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	10	5	5248191

Component Condition Report | Tommie Kunst Junior High / Building H

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

Component Condition Report Tommie Kunst Junior High / Building H						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	950 SF	5	5248354
B2020	Building exterior	Fair	Storefront, Glazing & Framing	300 SF	11	5248421
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	12	21	5248195
Roofing						
B3010	Roof	Fair	Roofing, Metal	9,901 SF	21	5248230
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core w/ Glazing	6	21	5248409
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,132 SF	12	5248188
C2010	Classrooms	Fair	Wall Finishes, Vinyl	16,000 SF	7	5248130
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	2,032 SF	5	5248407
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	6,100 SF	2	5253146
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,132 SF	21	5263121
D2010	Classrooms, science	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	30	11	5248224
HVAC						
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	6	2	5256880
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	2	5248349
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 1 to 1.5 TON	2	2	5256881
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	6	2	5248414
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	8,132 SF	11	5249307
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,132 SF	10	5998187
Electrical						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248263
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	11	5248272
D5020	Building exterior	Fair	Distribution Panel, 277/480 V	1	11	5248254
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,132 SF	21	5248413
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,132 SF	5	5249308
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,132 SF	5	5263115
Equipment & Furnishings						
E1040	Workroom	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	7	5248209
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	22	5	5248189
Component Condition Report Tommie Kunst Junior High / Building L						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	5	5248393
B2020	Building exterior	Good	Storefront, Glazing & Framing	288 SF	22	5248274
B2050	Building exterior	Good	Exterior Door, Steel, Standard	6	32	5248322
B2050	Classrooms	Good	Exterior Door, Wood, Solid-Core	6	17	5248412
B2050	Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	22	5248104
Roofing						
B3010	Roof	Good	Roofing, Metal	10,030 SF	32	5248363
Interiors						
C1070	Classrooms	Good	Suspended Ceilings, Acoustical Tile (ACT)	6,900 SF	17	5248368
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	800 SF	32	5248242
C2010	Throughout	Fair	Wall Finishes, Vinyl	14,080 SF	7	5248396
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	6,900 SF	2	5248402
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	100 SF	2	5248199
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	22	5248309
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,040 SF	32	5253484
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	22	5248200
D2010	Classrooms	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	6	22	5248406
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	4	7	5248389

Component Condition Report Tommie Kunst Junior High / Building L						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	7	5248256
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	4	7	5256900
D3030	Building exterior	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	2	7	5256896
D3050	Throughout	Good	HVAC System, Ductwork, Medium Density	7,040 SF	22	5249315
Fire Protection						
D4010	Throughout	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	7,040 SF	17	5248262
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,040 SF	17	5998190
Electrical						
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,040 SF	21	5248318
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,040 SF	12	5249316
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,040 SF	12	5263117
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	16	12	5248215
Component Condition Report Tommie Kunst Junior High / Building M						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,200 SF	5	5248371
B2020	Building exterior	Good	Storefront, Glazing & Framing	288 SF	22	5248392
B2050	Classrooms	Good	Exterior Door, Wood, Solid-Core	6	17	5248231
B2050	Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	22	5248306
B2050	Building exterior	Good	Exterior Door, Steel, Standard	4	32	5248419
Roofing						
B3010	Roof	Good	Roofing, Metal	10,030 SF	32	5254091
Interiors						
C1070	Classrooms	Good	Suspended Ceilings, Acoustical Tile (ACT)	6,700 SF	17	5248178
C1090	Restrooms	Fair	Toilet Partitions, Metal	7	12	5248107
C2010	Classrooms	Fair	Wall Finishes, Vinyl	14,080 SF	7	5248379
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	672 SF	32	5248342
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	320 SF	2	5248118
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	6,700 SF	2	5248384
Plumbing						
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	22	5248336
D2010	Restrooms	Good	Urinal, Standard	3	22	5248405
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,040 SF	32	5254074
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	22	5248305
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	22	5248233
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	4	7	5248370
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	7	5248227
D3030	Attic	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	2	7	5248213
D3030	Attic	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	2	7	5256925
D3050	Throughout	Good	HVAC System, Ductwork, Medium Density	7,040 SF	22	5249323
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,040 SF	17	5998191
D4010	Throughout	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	7,040 SF	17	5248291
Electrical						
D5030	Throughout	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,040 SF	32	5248217
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,040 SF	12	5249324
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,040 SF	12	5263118
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	16	12	5248134
Component Condition Report Tommie Kunst Junior High / Site						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						

Component Condition Report Tommie Kunst Junior High / Site						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2020	Site, southwest entry G building	Poor	Supplemental Components, Drains, Trench, 12 IN	12 LF	0	5248329
D2020	Site	Fair	Supplemental Components, Grease Trap/Interceptor, Underground	1	5	5248335
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	4	16	5248308
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	11	5248320
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	11	5248179
Electrical						
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248417
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	11	5248176
D5020	Site	Good	Secondary Transformer, Dry, Stepdown	1	22	5248401
D5020	Site	Fair	Switchgear, 277/480 V	1	21	5248377
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	3,840 SF	12	5254106
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Metal-Framed, Standard	300 SF	11	5248303
Pedestrian Plazas & Walkways						
G2020	Parking lots	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	37,800 SF	7	5248267
G2020	Parking lots	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	37,800 SF	2	5254240
G2030	Site	Fair	Sidewalk, Asphalt	7,410 SF	2	5248197
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,000 SF	31	5248187
G2030	Site	Fair	Sidewalk, Asphalt	7,410 SF	7	5254362
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Exercise Station Parks/Trails, Standard	1	7	5248408
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	14	12	5248201
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	50,000 SF	8	5248126
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	50,000 SF	3	5254239
Sitework						
G2060	Site perimeter	Fair	Fences & Gates, Fence, Chain Link 6'	2,785 LF	21	5248279
G2060	Site	Fair	Park Bench, Metal Powder-Coated	7	10	5248116
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	160 LF	21	5248161
G2060	Building exterior	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	5248411
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	16	10	5248173
G2060	Site	Fair	Park Bench, Metal Powder-Coated	7	10	5248121
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	210,000 SF	5	5248423
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	6	17	5248403

Appendix F: Replacement Reserves





4/17/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate	
Tommie Kunst Junior High		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Tommie Kunst Junior High / Building A-MPR	\$4,932	\$0	\$0	\$90,613	\$0	\$128,883	\$114,522	\$72,519	\$902	\$0	\$54,306	\$212,150	\$0	\$4,764	\$0	\$56,075	\$5,276	\$0	\$21,831	\$0	\$69,084	\$835,858	
Tommie Kunst Junior High / Building B-Gymnasium	\$0	\$0	\$12,325	\$204,795	\$0	\$164,802	\$168,459	\$0	\$0	\$0	\$245,906	\$287,701	\$0	\$72,428	\$0	\$72,434	\$1,407	\$19,202	\$0	\$0	\$32,133	\$1,281,592	
Tommie Kunst Junior High / Building C-Library	\$0	\$0	\$42,789	\$60,637	\$0	\$63,211	\$52,860	\$37,068	\$0	\$0	\$0	\$102,448	\$0	\$54,321	\$0	\$12,294	\$1,407	\$66,664	\$0	\$0	\$24,546	\$518,245	
Tommie Kunst Junior High / Building D-Administration	\$0	\$0	\$38,371	\$51,433	\$0	\$119,212	\$39,547	\$0	\$0	\$0	\$13,183	\$132,554	\$0	\$41,043	\$0	\$11,468	\$1,407	\$59,780	\$32,552	\$0	\$74,924	\$615,473	
Tommie Kunst Junior High / Building F	\$0	\$0	\$45,928	\$0	\$0	\$125,919	\$7,609	\$10,110	\$0	\$0	\$0	\$82,510	\$0	\$30,611	\$0	\$88,365	\$0	\$71,555	\$0	\$0	\$0	\$462,608	
Tommie Kunst Junior High / Building G	\$0	\$0	\$64,649	\$39,100	\$0	\$109,710	\$33,025	\$0	\$0	\$0	\$8,909	\$103,486	\$0	\$52,547	\$0	\$4,610	\$0	\$100,721	\$0	\$0	\$69,777	\$566,533	
Tommie Kunst Junior High / Building H	\$0	\$0	\$145,053	\$0	\$0	\$110,793	\$0	\$57,692	\$0	\$0	\$12,816	\$148,113	\$115,966	\$0	\$0	\$4,866	\$0	\$143,110	\$0	\$0	\$0	\$20,112	\$758,522
Tommie Kunst Junior High / Building J	\$0	\$0	\$170,459	\$121,260	\$0	\$279,149	\$0	\$27,067	\$0	\$0	\$100,891	\$283,677	\$0	\$162,963	\$0	\$12,781	\$0	\$265,569	\$6,157	\$0	\$150,442	\$1,580,415	
Tommie Kunst Junior High / Building K	\$0	\$0	\$145,576	\$128,410	\$0	\$183,857	\$79,222	\$109,291	\$0	\$0	\$31,295	\$227,847	\$0	\$172,572	\$0	\$12,781	\$0	\$226,802	\$6,157	\$0	\$11,877	\$1,335,688	
Tommie Kunst Junior High / Building L	\$0	\$0	\$61,567	\$0	\$0	\$4,574	\$0	\$131,829	\$0	\$0	\$0	\$0	\$180,250	\$0	\$0	\$6,147	\$0	\$80,550	\$0	\$0	\$0	\$464,917	
Tommie Kunst Junior High / Building M	\$0	\$0	\$62,893	\$0	\$0	\$4,574	\$0	\$119,428	\$0	\$0	\$0	\$0	\$191,329	\$0	\$0	\$6,147	\$0	\$79,262	\$0	\$0	\$0	\$463,653	
Tommie Kunst Junior High / Site	\$3,170	\$0	\$23,655	\$26,947	\$0	\$282,065	\$0	\$222,086	\$274,205	\$0	\$67,755	\$99,978	\$839,673	\$36,214	\$0	\$0	\$38,693	\$80,331	\$41,982	\$0	\$0	\$2,036,754	
Grand Total	\$8,102	\$0	\$813,265	\$723,194	\$0	\$1,576,750	\$495,244	\$787,089	\$275,107	\$0	\$535,062	\$1,680,464	\$1,327,218	\$627,463	\$0	\$287,968	\$48,190	\$1,193,567	\$108,679	\$0	\$452,895	\$10,940,258	

Tommie Kunst Junior High

Tommie Kunst Junior High / Building A-MPR

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5248245	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2500	SF	\$3.29	\$8,220					\$8,220																\$16,440
B2020	5248290	Storefront, Glazing & Framing, Replace	30	19	11	274	SF	\$60.28	\$16,517											\$16,517										\$16,517
B2020	5248315	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	\$1,315.20	\$1,315										\$1,315											\$1,315
B2050	5248258	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	19	11	10	EA	\$1,424.80	\$14,248											\$14,248										\$14,248
B2050	5248319	Overhead/Dock Door, Aluminum, 30'x10', Replace	30	19	11	1	EA	\$10,275.00	\$10,275											\$10,275										\$10,275
B3010	5248120	Roofing, Built-Up, Replace	25	19	6	2090	SF	\$15.34	\$32,069					\$32,069																\$32,069
B3060	5248334	Roof Hatch, Metal, Replace	30	19	11	2	EA	\$1,424.80	\$2,850											\$2,850										\$2,850
C1070	5248289	Acoustical Ceilings, Acoustical Tile (ACT), Replace	25	15	10	2880	SF	\$3.84	\$11,048										\$11,048											\$11,048
C1090	5248145	Toilet Partitions, Solid Surface, Replace	20	10	10	7	EA	\$931.60	\$6,521										\$6,521											\$6,521
C2010	5248141	Wall Finishes, Laminated Paneling (FRP), Replace	30	19	11	920	SF	\$17.54	\$16,133										\$16,133											\$16,133
C2010	5249088	Wall Finishes, any surface, Prep & Paint	10	5	5	4700	SF	\$1.64	\$7,727					\$7,727																\$7,727
C2010	5248136	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	19	6	1200	SF	\$15.34	\$18,413					\$18,413																\$18,413
C2030	5248779	Flooring, Wood, Strip, Refinish	10	7	3	740	SF	\$4.38	\$3,244			\$3,244									\$3,244									\$6,488
C2030	5248147	Flooring, Wood, Strip, Replace	30	19	11	740	SF	\$16.44	\$12,166										\$12,166											\$12,166
C2030	5248129	Flooring, Vinyl Tile (VCT), Replace	15	8	7	2880	SF	\$5.48	\$15,782						\$15,782															\$15,782
C2050	5248225	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2145	SF	\$2.19	\$4,702					\$4,702																\$4,702
D1010	5248275	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	19	6	1	EA	\$18,632.00	\$18,632					\$18,632																\$18,632
D2010	5248416	Water Heater, Electric, Residential, 10 GAL, Replace	15	7	8	1	EA	\$712.40	\$712						\$712															\$712
D2010	5248353	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace	15	5	10	1	EA	\$2,192.00	\$2,192										\$2,192											\$2,192
D2010	5248177	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,644.00	\$1,644																	\$1,644				\$3,288
D2010	5248347	Toilet, Commercial Water Closet, Replace	30	19	11	8	EA	\$1,424.80	\$11,398											\$11,398										\$11,398
D2010	5248160	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	7	EA	\$1,644.00	\$11,508											\$11,508										\$11,508
D2010	5248135	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	19	11	1	EA	\$1,754.00	\$1,754											\$1,754										\$1,754
D2010	5248375	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	19	11	1	EA	\$2,740.00	\$2,740											\$2,740										\$2,740
D2010	5248100	Urinal, Standard, Replace	30	19	11	3	EA	\$1,205.60	\$3,617											\$3,617										\$3,617
D2010	5248307	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$877.60	\$877																\$877					\$877
D2010	5248397	Sink/Lavatory, Hand Wash, Wall-Hung, Replace	35	19	16	1	EA	\$1,534.00	\$1,534																\$1,534					\$1,534
D2010	5248151	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$877.60	\$877																\$877					\$877
D3030	5248278	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$7,782.00	\$7,782				\$7,782													\$7,782				\$15,563
D3030	5249029	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	12	3	1	EA	\$5,042.00	\$5,042				\$5,042													\$5,042				\$10,083
D3050	5248240	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON, Replace	20	17	3	2	EA	\$6,028.00	\$12,056				\$12,056																	\$12,056
D3050	5248133	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	17	3	2	EA	\$27,400.00	\$54,800				\$54,800																	\$54,800
D3050	5249040	HVAC System, Ductwork, Medium Density, Replace	30	19	11	5093	SF	\$4.38	\$22,328											\$22,328										\$22,328
D3060	5248313	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	15	10	2	EA	\$1,534.00	\$3,069											\$3,069										\$3,069
D4010	5248183	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	5093	SF	\$1.17	\$5,973					\$5,973																\$5,973
D5020	5248351	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,960.00	\$10,960		</																			



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Uniform Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D5020	5248263	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$8,329.60	\$8,330												\$8,330										\$8,330	
D5020	5248272	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,192.00	\$2,192												\$2,192											\$2,192
D5020	5248254	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$3,288.00	\$3,288												\$3,288											\$3,288
D5040	5249308	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	8132	SF	\$4.93	\$40,107						\$40,107																	\$40,107
D7050	5263115	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	8132	SF	\$3.29	\$26,738						\$26,738																	\$26,738
E1040	5248209	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	8	7	1	EA	\$3,068.80	\$3,069								\$3,069															\$3,069
G4050	5248189	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	22	EA	\$657.60	\$14,467						\$14,467																	\$14,467
Totals, Unescalated										\$0	\$0	\$136,726	\$0	\$0	\$95,571	\$0	\$46,909	\$0	\$0	\$9,537	\$107,000	\$81,336	\$0	\$0	\$3,124	\$0	\$86,584	\$0	\$0	\$11,135	\$577,922	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$145,053	\$0	\$0	\$110,793	\$0	\$57,692	\$0	\$0	\$12,816	\$148,113	\$115,966	\$0	\$0	\$4,866	\$0	\$143,110	\$0	\$0	\$20,112	\$758,522	

Tommye Kunst Junior High / Building J																																	
Uniform Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B1080	5248248	Stair/Ramp Rails, Metal, Refinish	10	5	5	670	LF	\$1.64	\$1,101						\$1,101																	\$1,101	
B2010	5248180	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2160	SF	\$3.29	\$7,102						\$7,102																	\$7,102	
B2020	5248369	Storefront, Glazing & Framing, Replace	30	19	11	600	SF	\$60.28	\$36,168																								\$36,168
C1070	5253168	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	13500	SF	\$3.84	\$51,786												\$51,786											\$51,786	
C1090	5248234	Toilet Partitions, Solid Surface, Replace	20	10	10	7	EA	\$931.60	\$6,521												\$6,521											\$6,521	
C2010	5248172	Wall Finishes, Vinyl, Replace	15	10	5	28000	SF	\$2.74	\$76,720						\$76,720																	\$76,720	
C2030	5248273	Flooring, Carpet, Commercial Standard, Replace	10	7	3	13500	SF	\$8.22	\$110,970				\$110,970											\$110,970								\$110,970	
D1010	5248221	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,480.00	\$5,480						\$5,480																	\$5,480	
D1010	5248117	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	\$9,864.00	\$9,864								\$9,864															\$9,864	
D1010	5253191	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	19	11	1	EA	\$60,280.00	\$60,280																							\$60,280	
D2010	5248357	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	4	EA	\$1,644.00	\$6,576						\$6,576																	\$6,576	
D2010	5248149	Toilet, Residential Water Closet, Replace	30	19	11	7	EA	\$767.20	\$5,370																							\$5,370	
D2010	5248296	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	12	EA	\$1,315.20	\$15,782																							\$15,782	
D2010	5248128	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	5	EA	\$1,644.00	\$8,220																							\$8,220	
D2010	5248380	Urinal, Standard, Replace	30	12	18	3	EA	\$1,205.60	\$3,617																							\$3,617	
D3030	5248395	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,726.40	\$3,726				\$3,726																			\$3,726	
D3030	5248359	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	4	EA	\$7,781.60	\$31,126							\$31,126																\$31,126	
D3030	5248282	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	8	EA	\$5,699.20	\$45,594							\$45,594																\$45,594	
D3030	5256888	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	13	2	8	EA	\$5,041.60	\$40,333							\$40,333																\$40,333	
D3030	5256883	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	13	2	1	EA	\$3,288.00	\$3,288							\$3,288																\$3,288	
D3030	5256884	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	13	2	4	EA	\$5,041.60	\$20,166							\$20,166																\$20,166	
D3050	5249311	HVAC System, Ductwork, Medium Density, Replace	30	19	11	14296	SF	\$4.38	\$62,674																							\$62,674	
D4010	5998188	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	14296	SF	\$1.17	\$16,765																							\$16,765	
D5020	5248297	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,960.00	\$10,960																							\$10,960	
D5020	5248383	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$3,288.00	\$3,288																							\$3,288	
D5020	5248300	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,192.00	\$2,192																							\$2,192	
D5040	5249312	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	14296	SF	\$4.93	\$70,508						\$70,508																	\$70,508	
D7030	5248311	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	5540	SF	\$2.19	\$12,144																							\$12,144	
D7050	5248131	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	\$16,440.00	\$16,440				\$16,440																			\$16,440	
D7050	5263116	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	14296	SF	\$3.29	\$47,005						\$47,005																	\$47,005	
G4050	5248207	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	40	EA	\$657.60	\$26,304						\$26,304																	\$26,304	
Totals, Unescalated										\$0	\$0	\$160,674	\$110,970	\$0	\$240,797	\$0	\$22,008	\$0	\$0	\$75,072	\$204,934	\$0	\$110,970	\$0	\$8,204	\$0	\$160,674	\$3,617	\$0	\$83,296	\$1,181,215		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$170,459	\$121,260	\$0	\$279,149	\$0	\$27,067	\$0	\$0	\$100,891	\$283,677	\$0	\$162,963	\$0	\$12,781	\$0	\$285,569	\$6,157	\$0	\$150,442	\$1,580,415		

Tommye Kunst Junior High / Building K																																	
Uniform Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B1080	5253194	Stair/Ramp Rails, Metal, Refinish	10	5	5	670	LF	\$1.64	\$1,101						\$1,101																	\$1,101	
B2010	5248404	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2160	SF	\$3.29	\$7,102						\$7,102																	\$7,102	
B2020	5248299	Storefront, Glazing & Framing, Replace	30	19	11	600	SF	\$60.28	\$36,168																								\$36,168
B2050	5248284	Exterior Door, Wood, Solid-Core, Replace	25	19	6	12	EA	\$959.00	\$11,508						\$11,508																	\$11,508	
C1070	5248156	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	14296	SF	\$3.84	\$54,839						\$54,839																		



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Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate							
D3030	5248256	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	2	EA	\$7,781.60	\$15,563								\$15,563														\$15,563							
D3030	5256900	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	8	7	4	EA	\$5,041.60	\$20,166								\$20,166														\$20,166							
D3030	5256896	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	8	7	2	EA	\$5,041.60	\$10,083								\$10,083														\$10,083							
D4010	5248262	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	7040	SF	\$1.17	\$8,256																	\$8,256					\$8,256							
D4010	5998190	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	7040	SF	\$1.17	\$8,256																	\$8,256					\$8,256							
D5040	5249316	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	7040	SF	\$4.93	\$34,721													\$34,721									\$34,721							
D7050	5263117	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	7040	SF	\$3.29	\$23,148													\$23,148									\$23,148							
G4050	5248215	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	8	12	16	EA	\$657.60	\$10,522													\$10,522									\$10,522							
Totals, Unescalated										\$0	\$0	\$58,033	\$0	\$0	\$3,946	\$0	\$107,189	\$0	\$0	\$0	\$0	\$126,424	\$0	\$0	\$3,946	\$0	\$48,734	\$0	\$0	\$0	\$0	\$0	\$0	\$348,271				
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$61,567	\$0	\$0	\$4,574	\$0	\$131,829	\$0	\$0	\$0	\$0	\$180,250	\$0	\$0	\$6,147	\$0	\$80,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$464,917

Tommie Kunst Junior High / Building M

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate							
B2010	5248371	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	1200	SF	\$3.29	\$3,946						\$3,946										\$3,946						\$7,891							
B2050	5248231	Exterior Door, Wood, Solid-Core, Replace	25	8	17	6	EA	\$959.00	\$5,754																		\$5,754					\$5,754						
C1070	5248178	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	6700	SF	\$3.84	\$25,701																	\$25,701					\$25,701							
C1090	5248107	Toilet Partitions, Metal, Replace	20	8	12	7	EA	\$931.60	\$6,521													\$6,521									\$6,521							
C2010	5248379	Wall Finishes, Vinyl, Replace	15	8	7	14080	SF	\$2.74	\$38,579								\$38,579														\$38,579							
C2030	5248118	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	320	SF	\$13.15	\$4,209			\$4,209										\$4,209									\$4,209							
C2030	5248384	Flooring, Carpet, Commercial Standard, Replace	10	8	2	6700	SF	\$8.22	\$55,074			\$55,074										\$55,074									\$110,148							
D3030	5248370	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	4	EA	\$5,699.20	\$22,797																						\$22,797							
D3030	5248227	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	2	EA	\$7,781.60	\$15,563																						\$15,563							
D3030	5248213	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	8	7	2	EA	\$5,041.60	\$10,083																						\$10,083							
D3030	5256925	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	8	7	2	EA	\$5,041.60	\$10,083																						\$10,083							
D4010	5998191	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	7040	SF	\$1.17	\$8,256																		\$8,256					\$8,256						
D4010	5248291	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	7040	SF	\$1.17	\$8,256																		\$8,256					\$8,256						
D5040	5249324	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	7040	SF	\$4.93	\$34,721													\$34,721										\$34,721						
D7050	5263118	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	7040	SF	\$3.29	\$23,148													\$23,148										\$23,148						
G4050	5248134	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	8	12	16	EA	\$657.60	\$10,522													\$10,522										\$10,522						
Totals, Unescalated										\$0	\$0	\$59,283	\$0	\$0	\$3,946	\$0	\$97,106	\$0	\$0	\$0	\$0	\$134,194	\$0	\$0	\$3,946	\$0	\$47,967	\$0	\$0	\$0	\$0	\$0	\$0	\$346,441				
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$62,893	\$0	\$0	\$4,574	\$0	\$119,428	\$0	\$0	\$0	\$0	\$191,329	\$0	\$0	\$6,147	\$0	\$79,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$463,653

Tommie Kunst Junior High / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D2020	5248335	Supplemental Components, Grease Trap/Interceptor, Underground, Replace	20	15	5	1	EA	\$13,152.00	\$13,152						\$13,152																	\$13,152
D2020	5248329	Supplemental Components, Drains, Trench, 12 IN, Replace	40	40	0	12	LF	\$264.14	\$3,170	\$3,170																						\$3,170
D3030	5248308	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	4	EA	\$6,028.00	\$24,112																	\$24,112						\$24,112
D4010	5248320	Backflow Preventer, Fire Suppression, Replace	30	19	11	1	EA	\$11,508.00	\$11,508													\$11,508										\$11,508
D4010	5248179	Backflow Preventer, Fire Suppression, Replace	30	19	11	1	EA	\$15,782.40	\$15,782													\$15,782										\$15,782
D5020	5248417	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$17,536.00	\$17,536													\$17,536										\$17,536
D5020	5248176	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,960.00	\$10,960													\$10,960										\$10,960
F1020	5248303	Shed/Gazebo/Shade Structure, Metal-Framed, Standard, Replace	30	19	11	300	SF	\$54.80	\$16,440													\$16,440										\$16,440
F1020	5254106	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	13	12	3840	SF	\$109.60	\$420,864													\$420,864										\$420,864
G2020	5254240	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	37800	SF	\$0.49	\$18,643			\$18,643					\$18,643					\$18,643					\$18,643					\$74,572
G2020	5248267	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	37800	SF	\$3.84	\$145,001								\$145,001															\$145,001
G2030	5248197	Sidewalk, Asphalt	5	3	2	7410	SF	\$0.49	\$3,655			\$3,655					\$3,655					\$3,655					\$3,655					\$14,618
G2030	5254362	Sidewalk, Asphalt	25	18	7	7410	SF	\$1.64	\$12,182								\$12,182															\$12,182
G2050	5254239	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	50000	SF	\$0.49	\$24,660				\$24,660									\$24,660						\$24,660				\$98,640
G2050	5248408	Sports Apparatus, Exercise Station Parks/Trails, Standard, Replace	15	8	7	1	EA	\$1,096.00	\$1,096								\$1,096															\$1,096
G2050	5248126	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	17	8	50000	SF	\$3.84	\$191,800								\$191,800															\$191,800
G2050	5248201	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	14	EA	\$10,412.00	\$145,768													\$145,768										\$145,768
G2060	5248116	Park Bench, Metal Powder-Coated, Replace	20	10	10	7	EA	\$767.20	\$5,370													\$5,370										\$5,370
G2060	5248173	Picnic Table, Metal Powder-Coated, Replace	20	10	10	16	EA</																									