

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Kevin Fleming



Paloma Elementary
42940 Via Rami
Temecula, California 92592

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BV PROJECT #:

150028.21R000-009.354

DATE OF REPORT:

September 2, 2021

ON SITE DATE:

July 29, 2021

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	5
Main Address	42940 Via Rami, Temecula, California 92592
Site Developed	1995 - two primary buildings and a pair of portables classrooms 1998, 2001 - two additional clusters of portable classrooms
Site Area	10.0 acres (estimated)
Parking Spaces	92 total spaces. in open lots, 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 29, 2021
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Janet Dixon
Assessment and Report Prepared By	Elton Colbert
Reviewed By	Daniel White, Technical Report Reviewer for Mark Surdam Program Manager Mark.Surdam@bureauveritas.com 800.733.0660 x6251
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Paloma Elementary School was developed in 1995, initially it consisted of three buildings: the main classroom/administration building, the multipurpose building, and a set of portable classrooms (childcare). Then, in 1997, a three cluster and twelve cluster portable classroom sets were added. Recently, a modernization of the complex was conducted in 2018. Since being constructed, the primary occupant has been the Temecula Valley Unified School District.

Architectural (Main Classroom/Administration Building, Multipurpose Building)

The two primary buildings are wood and metal framed construction with a painted stucco exterior wall finish on a concrete slab. The primary roof is flat with a modified bitumen finish and the secondary roof is a shed style with a metal finish over wood and steel framing. It is believed that the modified bitumen roof was replaced in 2018. According to the site contact, the concealed rain gutters and metal roof underlayment are failing and are beginning to leak into the building.

The interior spaces consist of classrooms, administration, a library, a multipurpose room, a small commercial kitchen, office and conference space, and a kitchenette/breakroom. These are supported by restrooms, and various storage, janitorial, utility, and electrical rooms.

Exterior glazing is individual dual-paned steel windows and steel storefront. The exterior doors are full glazed steel, a large full glazed steel slider, and steel with no glazing.

The interior floor finishes are carpet, ceramic tile, vinyl sheeting, vinyl plank, and VCT. The interior wall finishes are ceramic tile, FRP, painted gypsum board, and wallpaper. Interior ceiling finishes are painted gypsum board, suspended ACT, and wood strip. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by rooftop packaged units (RTU). Supplemental components include a ductless split system in the main building and an air curtain in the multipurpose building. Domestic hot water is provided by electric and gas water heaters.

The RTU's were all replaced in 2018, they were all observed to be adequately maintained with no observed or reported issues. Four of the electric water heaters and the gas water heater are original to construction and past their useful life. It is recommended that they be replaced in the next few years to maintain the overall operation of the campus without interruption. The other two electric water heaters were replaced in 2006 and 2016. All the water heaters were observed to be adequately maintained with no observed or reported issues.

Both buildings are sprinklered and contain fire extinguishers throughout. The fire alarm system of both buildings consists of smoke detectors, horn/strobe alarms, pull stations, and emergency lighting. Exits are marked by lighted exit signs. The fire alarm control panel is in the main building.

Both buildings are equipped with an intrusion detection system connected to the campus's primary alarm system. There is also an exterior security/surveillance system throughout.

Interior lighting is made up of LED and CFL light fixtures, the exterior lighting is building mounted. The interior fixtures and some of the exterior fixtures were upgraded to LED in 2018. The electrical service consists of a primary switchboard that feeds distribution and circuit breaker panels throughout. The electrical equipment is reportedly adequate to serve each building and the entire site. Supplemental electrical equipment includes power inverters for the LED emergency lighting.

Portable Classrooms

The portables have painted plywood siding, and the roofing material is different for each cluster: either a metal finish, a modified bitumen finish, or a single-ply TPO/PVC roof membrane. Exterior glazing for all of them is dual-paned aluminum, and the exterior doors are steel with no glazing. They are all single room classrooms except for childcare which has a set of restrooms. Floor finishes are carpet, VCT, and vinyl sheeting. The wall finish is wallpaper, and the ceiling is suspended ACT throughout.

Heating and cooling are provided by either RTU's or wall-mounted packaged units. These are all original to the portable's installation and past their useful life. All were observed to be adequately maintained with no observed or reported issues. It is recommended that they all be replaced in the next few years to maintain the overall operation of the campus. Childcare and portables 23-34 have plumbing though there is no provided hot water.

Each classroom contains a fire extinguisher and a fire alarm system consisting of smoke detectors and horn/strobe alarms. Each also contains an intrusion detection device except for the rooms in portables 35-37. The interior lighting is LED, and there are exterior light fixtures mounted on the wall above each door. Electrical service is provided by the main building's switchboard.

Site

The site includes asphalt parking lots and driveways and large areas of concrete walks and ramps. There is a large asphalt playground area with chipped wood play surfaces under each play structure. The site is primarily flat with gradual slopes throughout. The site includes a metal shade structure and a large shade structure eating area between the main building and the multipurpose building. Metal tube and chain link fencing securely enclose the entire site. There is a large wood framed stucco finished trash enclosure. Site lighting is building mounted with pole lighting along the street frontage and parking areas, some of which has been upgraded to LED. Sprinklered irrigation for landscaped areas exist throughout.

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:

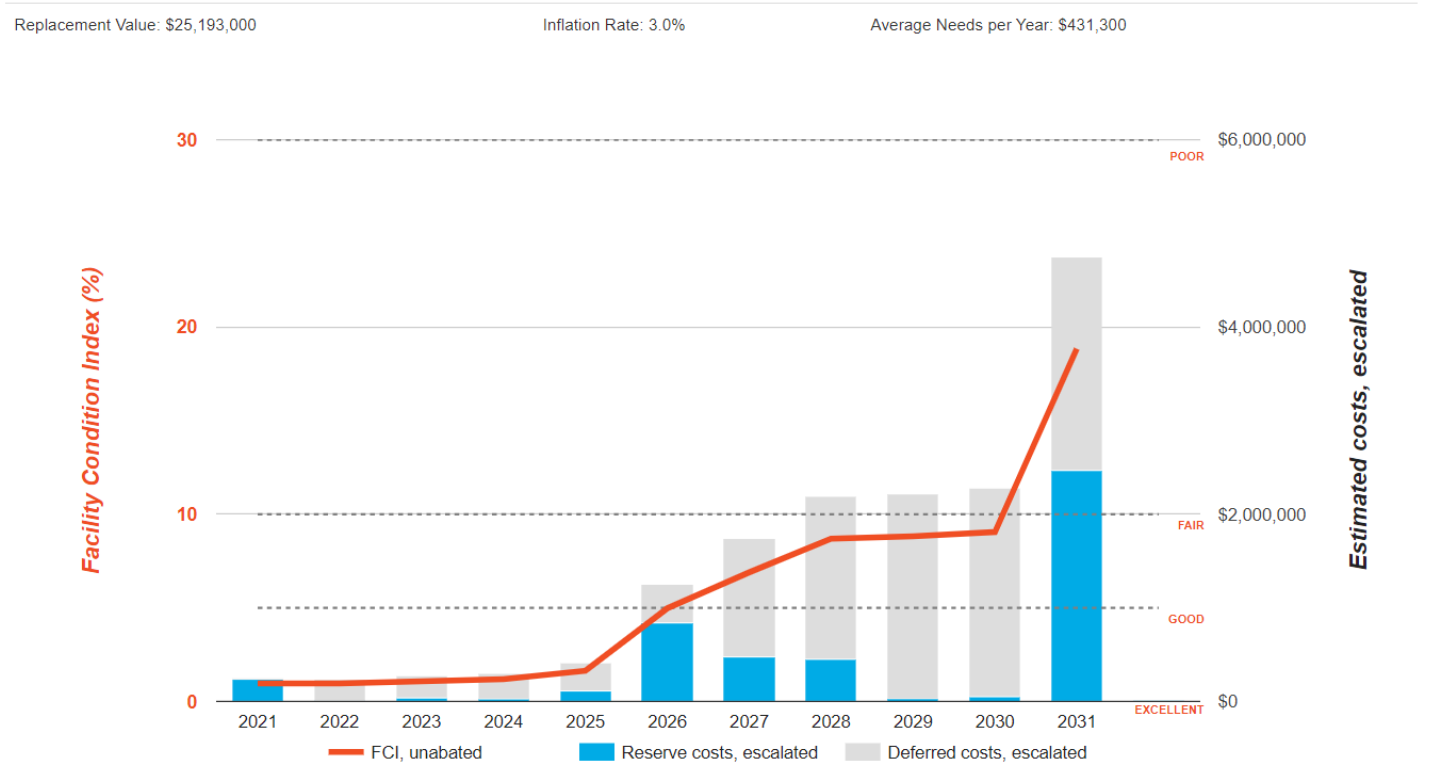
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Paloma Elementary / Admin (1995)	\$401	39,000	\$15,639,000	1.2%	1.4%	2.9%	13.7%
Paloma Elementary / Child Care Relo 39 (1995)	\$225	1,920	\$432,000	0.0%	0.2%	25.5%	46.7%
Paloma Elementary / Multi Purpose Room (1995)	\$401	3,800	\$1,523,800	3.4%	3.5%	5.9%	18.0%
Paloma Elementary / Relos 23-34 (2001)	\$225	11,520	\$2,592,000	0.0%	0.0%	15.3%	38.1%
Paloma Elementary / Relos 35-37 (1998)	\$225	2,880	\$648,000	0.0%	0.0%	9.8%	32.9%

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: Paloma Elementary



Immediate Needs

Facility/Building	Total Items	Total Cost
Admin	2	\$189,900
Multi Purpose Room	2	\$52,000
Total	4	\$241,900

Admin

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3179841	Paloma Elementary / Admin	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$10,000
3179830	Paloma Elementary / Admin	Roof	B3010	Roofing, Metal, Replace	Poor	Performance/Integrity	\$179,900
Total (2 items)							\$189,900

Multi Purpose Room

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3179912	Paloma Elementary / Multi Purpose Room	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$1,600
3179930	Paloma Elementary / Multi Purpose Room	Roof	B3010	Roofing, Metal, Replace	Poor	Performance/Integrity	\$50,400
Total (2 items)							\$52,000

Key Findings



Roofing in Poor condition.

Metal
Multi Purpose Room Paloma Elementary Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$50,400

\$\$\$\$

Concealed rain gutters and metal roof underlayment failing and leaking into building - AssetCALC ID: 3179930



Roofing in Poor condition.

Metal
Admin Paloma Elementary Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

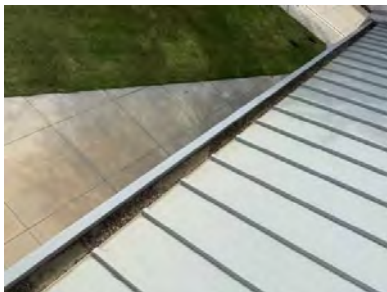
Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$179,900

\$\$\$\$

Concealed rain gutters and metal roof underlayment failing and leaking into building - AssetCALC ID: 3179830



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum w/ Fittings
Admin Paloma Elementary Roof

Uniformat Code: B3027
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

\$\$\$\$

Concealed rain gutters and metal roof underlayment failing and leaking into building - AssetCALC ID: 3179841



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum w/ Fittings
Multi Purpose Room Paloma Elementary Roof

Uniformat Code: B3027
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Concealed rain gutters and metal roof underlayment failing and leaking into building - AssetCALC ID: 3179912

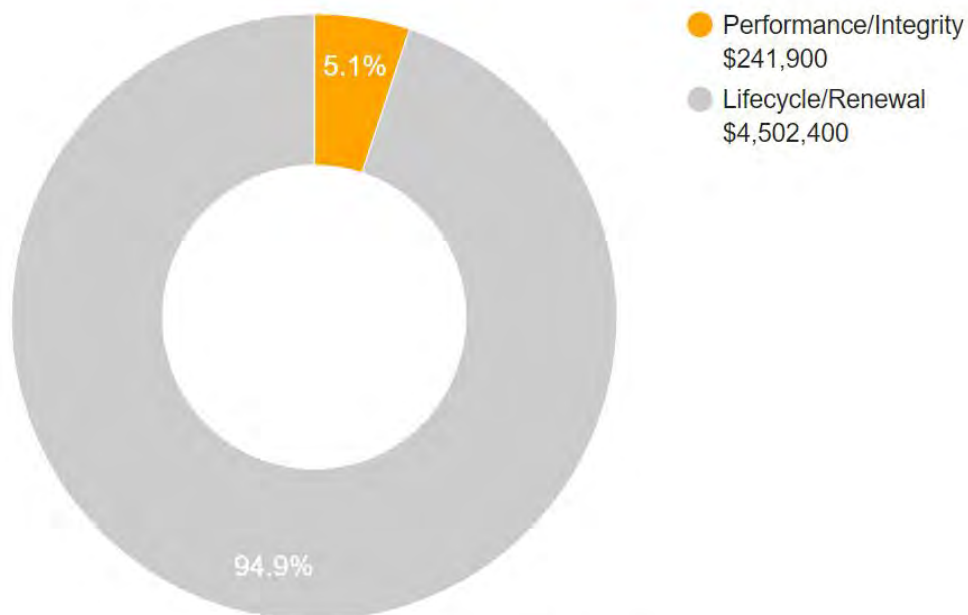
Plan Types

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: \$4,744,300

2. Admin



Admin: Systems Summary

Address	42940 Via Rami, Temecula, California 92592	
Constructed/Renovated	1995	
Building Size	38,002 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame and steel framed structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Individual steel, steel storefront	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, FRP, wallpaper Floors: Carpet, ceramic tile, vinyl plank, vinyl sheeting Ceilings: Painted gypsum board, ACT, wood paneling	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters, instant hots Fixtures: Toilets, urinals, restroom sinks, classroom and service sinks	Fair
HVAC	Non-Central System: Rooftop packaged units (RTU's) Supplemental Components: Ductless split system	Good

Admin: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Switchboard with copper wiring feeding distribution panels throughout Interior Lighting: LED, CFL Emergency Power: Backup inverters for LED lighting	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and lighted exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Concealed rain gutters and metal roof underlayment failing and leaking into the building	

3. Child Care Relo 39



Child Care Relo 39: Systems Summary

Address	42940 Via Rami, Temecula, California 92592	
Constructed/Renovated	1995	
Building Size	1,920 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>System</i>
Structure	Conventional wood framed structure over raised floor foundation	Good
Façade	Primary Wall Finish: Painted plywood T1-11 Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC roof membrane	Fair
Interiors	Walls: Wallpaper. FRP Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in restrooms, classroom sinks	Fair
HVAC	Non-Central System: Wall mounted packaged units	Fair

Child Care Relo 39: Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Circuit breaker panels fed from main building switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, and strobes	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

4. Multi Purpose Room



Multi Purpose Room: Systems Summary

Address	42940 Via Rami, Temecula, California 92592	
Constructed/Renovated	1995	
Building Size	2,888	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>System</i>
Structure	Conventional wood frame and steel framed structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Individual steel, steel storefront	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, FRP Floors: Carpet, ceramic tile, vinyl sheeting Ceilings: Painted gypsum board, wood paneling	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater Fixtures: Toilets, urinals, and sinks in restrooms, service sink	Fair
HVAC	Non-Central System: Rooftop packaged units (RTU's) Supplemental components: Air curtains	Good

Multi Purpose Room: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Distribution panels fed from main building switchboard with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and lighted exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Concealed rain gutters and metal roof underlayment failing and leaking into the building	

5. Relos 23-34



Relos 23-34: Systems Summary

Address	42940 Via Rami, Temecula, California 92592	
Constructed/Renovated	2001	
Building Size	11,520 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>System</i>
Structure	Conventional wood framed structure over raised floor foundation	Good
Façade	Primary Wall Finish: Painted plywood T1-11 Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bitumen roofing	Fair
Interiors	Walls: Wallpaper Floors: Carpet, VCT Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Classroom sinks	Fair
HVAC	Non-Central System: Rooftop packaged units (RTU's)	Fair
Fire Suppression	Fire extinguishers only	Good

Relos 23-34: Systems Summary

Electrical	Source and Distribution: Circuit breaker panels fed from main building switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, and strobes	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

6. Relos 35-37



Relos 35-37: Systems Summary

Address	42940 Via Rami, Temecula, California 92592	
Constructed/Renovated	1998	
Building Size	2,880 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>System</i>
Structure	Conventional wood framed structure over raised floor foundation	Good
Façade	Primary Wall Finish: Painted plywood T1-11 Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal roofing	Fair
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Good
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Rooftop packaged units (RTU's)	Fair
Fire Suppression	Fire extinguishers only	Good

Relos 35-37: Systems Summary

Electrical	Source and Distribution: Circuit breaker panels fed from main building switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, and strobes	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

7. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with areas of concrete sidewalks, curbs, and ramps	Good
Site Development	Property entrance signage, chain link and metal tube fencing, stucco finished dumpster enclosure Playgrounds, sport fields, and sport courts Heavily furnished with benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: LED, CFL	Fair
Ancillary Structures	Large roof-extended covered picnic area, metal shade structure	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

8. 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” based on 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 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 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 assessment. A full measured ADA survey would be required to identify 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 1995 with additional portable buildings added in 1998 and 2001. The campus has not since been substantially renovated.

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.

9. 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.

10. 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 and 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.

11. Certification

DLR Group - Temecula Valley Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Paloma Elementary, 42940 Via Rami, Temecula, California 92592, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

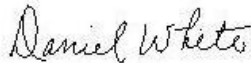
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Elton Colbert,
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Reviewed by:



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12. 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 G: Equipment Inventory List

Appendix A:

Photographic Record



#1:	MAIN BUILDING - FRONT ELEVATION
-----	---------------------------------



#2:	MAIN BUILDING - LEFT ELEVATION
-----	--------------------------------



#3:	MAIN BUILDING - RIGHT ELEVATION
-----	---------------------------------



#4:	MAIN BUILDING - REAR ELEVATION
-----	--------------------------------



#5:	MULTIPURPOSE BUILDING FRONT
-----	-----------------------------



#6:	MULTIPURPOSE BUILDING RIGHT
-----	-----------------------------



#7: MULTIPURPOSE BUILDING REAR



#8: MULTIPURPOSE BUILDING LEFT



#9: CHILDCARE - FRONT ELEVATION



#10: CHILDCARE - LEFT ELEVATION



#11: CHILDCARE - RIGHT ELEVATION



#12: CHILDCARE - REAR ELEVATION



#13: PORTABLES 23-34 - FRONT ELEVATION



#14: PORTABLES 23-34 - LEFT ELEVATION



#15: PORTABLES 23-34 - REAR ELEVATION



#16: PORTABLES 35-37 - FRONT ELEVATION



#17: PORTABLES 35-37 - LEFT ELEVATION



#18: PORTABLES 35-37 - RIGHT ELEVATION



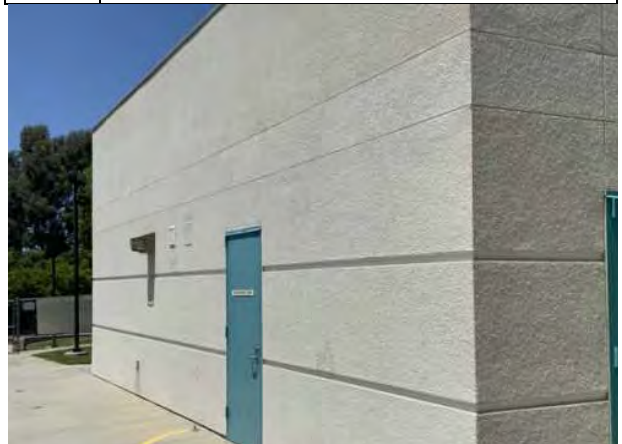
#19: EXTERIOR STEEL-FRAMED AND GLAZED DOOR



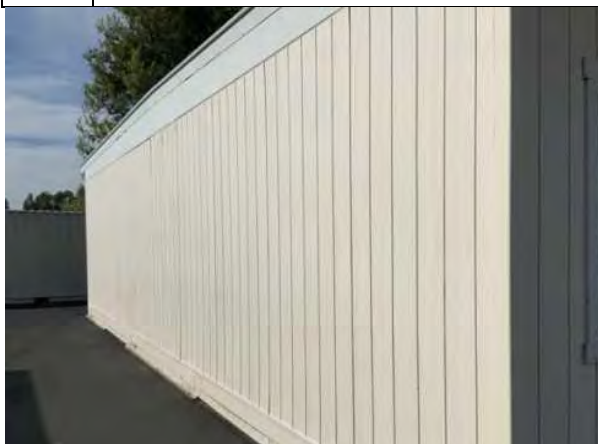
#20: EXTERIOR GLAZED LARGE SLIDING DOOR



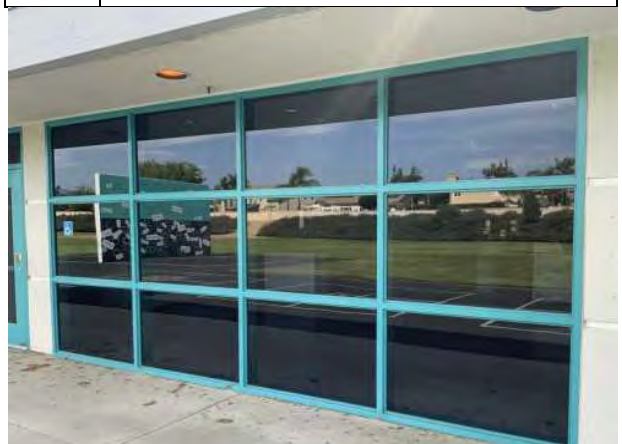
#21: EXTERIOR STEEL DOOR



#22: EXTERIOR STUCCO WALLS



#23: EXTERIOR PLYWOOD/OSB WALLS



#24: STEEL STOREFRONT GLAZING AND FRAMING



#25: STEEL WINDOW



#26: ALUMINUM DOUBLE-GLAZED WINDOW



#27: ROOF SKYLIGHT



#28: MODIFIED BITUMEN ROOFING



#29: METAL ROOFING WITH GUTTERS



#30: SINGLE-PLYTPO/PVC ROOF MEMBRANE



#31: PORTABLES METAL ROOF



#32: MAIN BUILDING RECEPTION



#33: CLASSROOM



#34: LIBRARY



#35: KITCHENETTE/BREAK ROOM



#36: MAIN BUILDING HALLWAY



#37: MULTI-OCCUPANT RESTROOM



#38: UTILITY ROOM



#39: MAIN ELECTRICAL ROOM



#40: GAS WATER HEATER



#41: ROOFTOP PACKAGED UNIT (RTU)



#42: WALL-MOUNTED PACKAGED UNIT



#43: DUCTLESS SPLIT
SYSTEM COMPONENT



#44: AIR CURTAIN



#45: FIRE SUPPRESSION SYSTEM



#46: MAIN SWITCHBOARD



#47: EMERGENCY BACKUP INVERTER FOR
LED LIGHTING



#48: FIRE ALARM PANEL



#49: FIRE ALARM SYSTEM



#50: SECURITY/SURVEILLANCE SYSTEM



#51: INTRUSION DETECTION SYSTEM



#52: COMMERCIAL KITCHEN



#53: EXTERIOR WALL MOUNTED FIXTURE



#54: SITE POLE LIGHT FIXTURE



#55: DUMPSTER ENCLOSURE



#56: PROPERTY SIGNAGE



#57: IRRIGATION SYSTEM



#58: ROOF EXTENDED SHADE/PICNIC AREA



#59: DOMESTIC WATER BACKFLOW PREVENTER

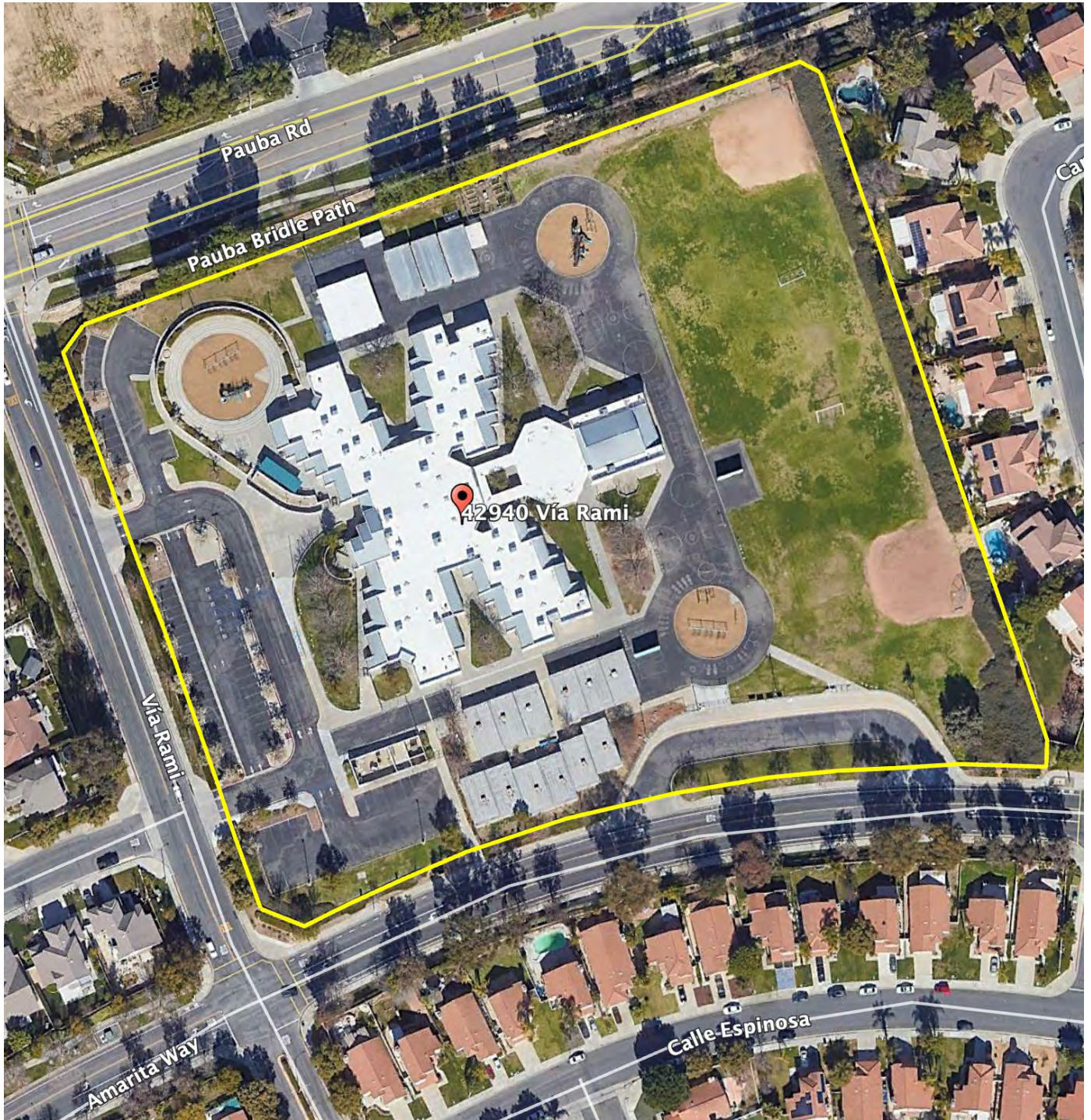


#60: FIRE BACKFLOW PREVENTER

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

150028.21R000-009.354

Source

Google

Project Name

Paloma Elementary

On-Site Date

July 29, 2021



Appendix C:

Pre-Survey Questionnaire

**BUREAU VERITAS FACILITY CONDITION ASSESSMENT:
PRE-SURVEY QUESTIONNAIRE**

Building / Facility Name: Paloma Elementary

Name of person completing form: _____

Title / Association with property: _____

**Length of time associated w/
property:** _____

Date Completed: _____

Phone Number: _____

Method of Completion: _____

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 / renovated	Constructed 1995; Modernization 2018								
2	Building size in SF	62,823								
3	Major Renovation/Rehabilitation		Year	Additional Detail						
		Façade								
		Roof								
		Interiors								
		HVAC	2018	Main building and EMS replacement						
		Electrical	2017/18	Conversion to LED interior partial exterior						
		Site Pavement	2020	Crack fill, seal coat, re-stripe, replaced drop off loop in front of school.						
		Accessibility	2017	Modernizat on of some restrooms and POT						
QUESTION		RESPONSE								
4	List other significant capital improvements (focus on recent years; provide approximate date).	Install/Upgrade WiFi Infrastructure	X				X		\$22,280.50	2014
	Security Door Locks		X			X		\$15,116.00	2014	
	Security Fencing	X				X		\$184,267.00	2014	
	Storage Bins	X						\$2,000.00	2014	
	Playground Refurbishment		X			X		\$63,698.00	2016	
	Lighting Conversion to LED		X					\$32,300.00	2017	
	New Fencing: All		X			X		\$69,000.00	2017	
	ADA Compliance	X						\$550,714.00	2018	
	Kinder shade structure	X						\$98,000.00	2018	
	New Energy Management System		X					\$159,840.00	2018	
	Replace HVAC		X					\$687,994.00	2018	
	Office Security	X				X		\$62,434.00	2018	
	Telephone and Voice System		X				X	\$36,276.43	2018	
	Upgrade Water Fountains		X					\$8,450.00	2018	
	Teaching Boards w/ Projectors & Amplification	X					X	\$198,158.65	2014/2016	
	Parking and pumpkin light conversion to LED		X			X		\$42,800.00	2019	
	Security Cameras	X				X	X	\$7,358.00	2020	

QUESTION		RESPONSE
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

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				Concealed rain gutters are failing and leaking internally. Underlayment on metal roof sections failing and starting to leak into the building.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
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			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
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, indicate when.					

QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Paloma Elementary

BV Project Number: 150028.21R000 - 009.354

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	NA	Comments
1	ADA: Has an accessibility study been performed at the site? If so, when?			✗	Unknown
2	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			✗	Unknown
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			✗	Unknown

Abbreviated Accessibility Checklist

Parking



Overview of accessible parking area



Close-up of stall

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?		✗		
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



Accessible path



Curb cut

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

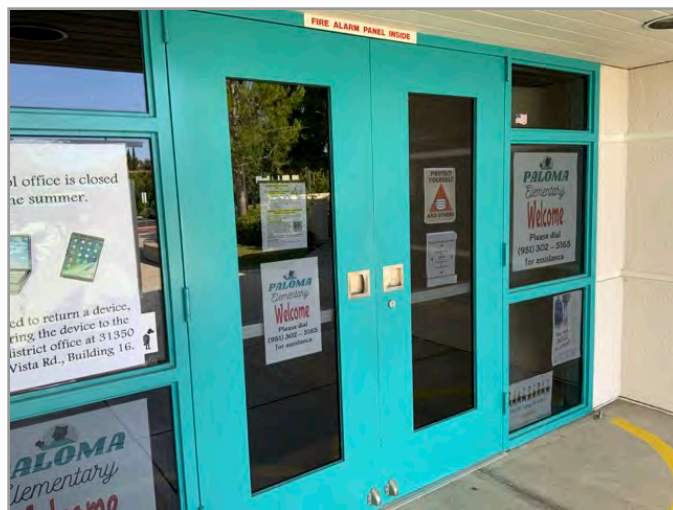
Question		Yes	No	NA	Comments
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps on an accessible route appear to have compliant handrails ?	X			

Abbreviated Accessibility Checklist

Building Entrances



Main/accessible entrance



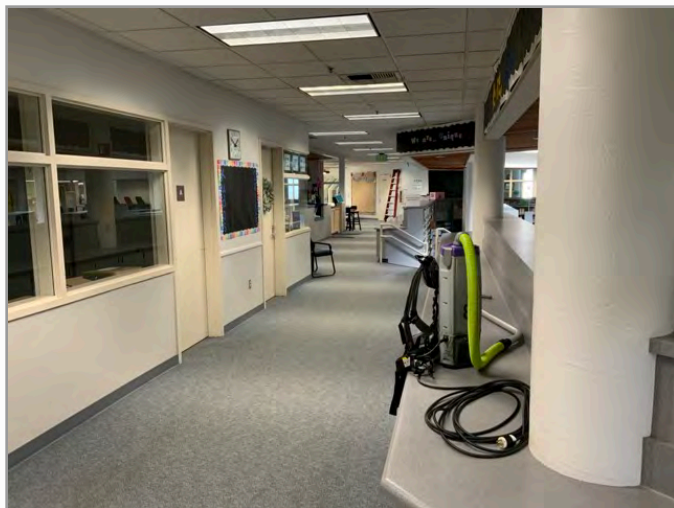
Accessible entrance signage/hardware

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✗	
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?		✗		
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

Question		Yes	No	NA	Comments
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			✗	
8	Do thresholds at accessible entrances appear to have a compliant height ?	✗			

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path



Interior ramp and rails

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

Question		Yes	No	NA	Comments
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?		X		
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



Toilet stall overview



Sink, faucet handles and under counter clearances

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

Question		Yes	No	NA	Comments
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



Kitchen cabinets/sink clearance



Oven with controls

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

Question		Yes	No	NA	Comments
7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Accessible route to playground



Overview of playground

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

Appendix E:

Component Condition Report

Component Condition Report | Paloma Elementary / Child Care Relo 39

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building Exterior	Good	Exterior Ramp, Wood	300 SF	12	3179984
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Plywood/OSB	3,000 SF	6	3179961
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	6	4	3179991
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	14	3179964
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,300 SF	5	3179987
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	10	3179982
B3080	Roof	Fair	Soffit, Wood	300 SF	5	3179993
Interiors						
C1030	Restrooms	Fair	Interior Door, Steel, Standard	2	14	3179967
C1070	Building Exterior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,920 SF	10	3179989
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	300 SF	20	3179976
C2010	Building Interior	Good	Wall Finishes, Wallpaper	2,700 SF	10	3179977
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	180 SF	5	3179968
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	1,350 SF	7	3179974
C2030	Classrooms	Good	Flooring, Vinyl Tile (VCT)	450 SF	10	3179979
Plumbing						
D2010	Kitchenette	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	3	3179963
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,920 SF	14	3179985
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	3179971
D2010	Kitchenette	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	3179992
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	3179990
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	10	3179973
HVAC						
D3050	Building Exterior	Fair	Packaged Unit, Wall-Mounted [BARD 39]	1	5	3179962
D3050	Building Exterior	Fair	Packaged Unit, Wall-Mounted [BARD 38]	1	5	3179972
Electrical						
D5020	Building Exterior	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	4	3179983
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,920 SF	14	3179981
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,920 SF	17	3179970
Fire Alarm & Electronic Systems						

Component Condition Report | Paloma Elementary / Child Care Relo 39

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Classrooms	Fair	Intercom/Public Address Component, Speaker	2	7	3179978
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	1,920 SF	5	3179966
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	500 SF	14	3179988
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	1,920 SF	17	3179965
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	1,920 SF	5	3179980
Equipment & Furnishings						
E2010	Classrooms	Good	Casework, Cabinetry, Hardwood Standard	50 LF	13	3179969
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	30 LF	10	3179986

Component Condition Report | Paloma Elementary / Relos 35-37

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building Exterior	Good	Exterior Ramp, Wood	500 SF	12	3180040
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Plywood/OSB	5,000 SF	6	3180044
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	6	3180037
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	16	3180031
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,600 SF	16	3180039
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	10	3180038
B3080	Roof	Fair	Soffit, Wood	500 SF	5	3180035
Interiors						
C1070	Building Exterior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,880 SF	10	3180050
C2010	Building Interior	Good	Wall Finishes, Wallpaper	4,500 SF	10	3180046
C2030	Building Interior	Good	Flooring, Carpet, Commercial Standard	2,880 SF	7	3180049
HVAC						
D3050	Building Exterior	Fair	Packaged Unit, Wall-Mounted [No tag/plate found]	1	5	3180034
D3050	Building Exterior	Fair	Packaged Unit, Wall-Mounted [No tag/plate found]	1	5	3180042
D3050	Building Exterior	Fair	Packaged Unit, Wall-Mounted [No tag/plate found]	1	5	3180032
Electrical						
D5020	Building Exterior	Fair	Secondary Transformer, Dry, Stepdown [RELO T-FORMER]	1	6	3180033
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,880 SF	16	3180048
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,880 SF	16	3180043
Fire Alarm & Electronic Systems						
D6060	Classrooms	Fair	Intercom/Public Address Component, Speaker	3	7	3180041

Component Condition Report Paloma Elementary / Relos 35-37						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	500 SF	14	3180045
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	2,880 SF	17	3180047
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	2,880 SF	5	3180036
Component Condition Report Paloma Elementary / Admin						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	60,000 SF	24	3179834
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	12	10	3179854
B2020	Building Exterior	Fair	Steel Storefront, Glazing & Framing	10,000 SF	10	3179877
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	14	3179829
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Standard Swing	45	10	3179878
Roofing						
B3010	Roof	Poor	Roofing, Metal	12,500 SF	0	3179830
B3010	Roof	Good	Roofing, Modified Bitumen	35,000 SF	17	3179871
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	60 LF	14	3179844
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,000 LF	0	3179841
B3060	Roof	Fair	Roof Hatch, Metal	3	5	3179846
B3060	Roof	Fair	Roof Skylight, Per Unit, up to 20 SF	15	5	3179861
Interiors						
C1020	Building Interior	Fair	Interior Window, Fixed, 6 SF	300	20	3179809
C1030	Building Interior	Fair	Interior Door, Wood, Solid-Core	20	14	3179821
C1030	Building Interior	Fair	Interior Door, Steel-Framed & Glazed, Standard Swing	30	14	3179840
C1030	Building Interior	Fair	Interior Door, Steel, Standard	10	14	3179896
C1070	Building Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	33,000 SF	17	3179842
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	24	13	3179887
C2010	Building Exterior	Fair	Trim/Student Storage, Wood	200 LF	10	3179903
C2010	Building Interior	Good	Wall Finishes, Wallpaper	30,000 SF	10	3179869
C2010	Building Exterior	Fair	Wall Finishes, Ceramic Tile	5,800 SF	20	3179897
C2010	Building Interior	Good	Wall Finishes, Laminated Paneling (FRP)	10,000 SF	20	3179873
C2010	Restrooms	Good	Wall Finishes, Any Painted Surface, Prep & Paint	10,000 SF	7	3179833
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,000 SF	20	3179839
C2030	Building Interior	Good	Flooring, Vinyl Plank	4,000 SF	12	3179889
C2030	Building Interior	Good	Flooring, Carpet, Commercial Standard	18,000 SF	7	3179843
C2030	Building Interior	Good	Flooring, Vinyl Sheeting	13,000 SF	12	3179893

Component Condition Report | Paloma Elementary / Admin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Building Exterior	Fair	Timber Finishes, Exposed Irregular Elements, Prep & Paint	2,000 SF	2	3179845
C2050	Building Interior	Good	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	7	3179874
C2050	Building Interior	Good	Ceiling Finishes, Wood Paneling	2,000 SF	20	3179824
Plumbing						
D2010	Building Interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	15	10	3179810
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	7	10	3179884
D2010	Utility Closet	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	5	3179876
D2010	Restrooms	Fair	Shower, Valve & Showerhead	2	10	3179886
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	38,002 SF	14	3179807
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	4	10	3179838
D2010	Utility Closet	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	3	3179906
D2010	Utility Closet	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	3	3179875
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	18	10	3179823
D2010	Restrooms	Fair	Urinal, Waterless	6	10	3179827
D2010	Roof Access Room	Good	Water Heater, Electric, Residential [No tag/plate found]	1	10	3179817
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot [No tag/plate found]	7	5	3179811
D2010	Building Interior	Good	Drinking Fountain, Wall-Mounted, Single-Level	6	12	3179872
D2010	Utility Closet	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	3	3179866
D2010	Classrooms	Fair	Toilet, Child-Sized	2	10	3179836
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	10	3179907
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	20	10	3179860
HVAC						
D3030	Roof	Good	Split System Ductless, Single Zone [CU-1]	1	12	3179819
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-28]	1	17	3179899
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-9]	1	17	3179831
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-5]	1	17	3179862
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-8]	1	17	3179894
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-19]	1	17	3179867
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-11]	1	17	3179848
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-13]	1	17	3179902
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [AC-25]	1	17	3179825
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-10]	1	17	3179851
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-22]	1	17	3179818
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-15]	1	17	3179864
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-14]	1	17	3179883

Component Condition Report Paloma Elementary / Admin						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-1]	1	17	3179904
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-3]	1	17	3179815
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-2]	1	17	3179852
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-24]	1	17	3179808
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-4]	1	17	3179855
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [AC-26]	1	17	3179858
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-12]	1	17	3179820
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-17]	1	17	3179863
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-227]	1	17	3179888
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-23]	1	17	3179895
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-20]	1	17	3179890
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-18]	1	17	3179806
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-6]	1	17	3179826
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-16]	1	17	3179853
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-31]	1	17	3179870
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-21]	1	17	3179849
D3050	Roof	Good	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-AC-7]	1	17	3179814
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 10" Damper [No tag/plate found]	3	5	3179879
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [No tag/plate found]	5	5	3179847
D3060	Roof	Good	Exhaust Fan, Roof-Mounted, 16" Damper [EF-17]	1	17	3179813
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 12" Damper [No tag/plate found]	2	5	3179816
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-5]	1	22	3179822
Fire Protection						
D4010	Building Interior	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	38,002 SF	10	3179880
Electrical						
D5010	Building Interior	Fair	Emergency Power System, Backup Inverter for LED Lighting [EMB]	1	3	3179837
D5010	Electrical Room	Fair	Emergency Power System, Backup Inverter for LED Lighting [EMA]	1	3	3179832
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V [DPA]	1	10	3179881
D5020	Electrical Closet	Fair	Distribution Panel, 277/480 V [PANEL LBB]	1	10	3179850
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [TA]	1	4	3179882
D5020	Electrical Room	Fair	Switchboard, 277/480 V [No tag/plate found]	1	14	3179865
D5020	Electrical Closet	Fair	Distribution Panel, 277/480 V [PANEL LCC]	1	10	3179900
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	39,001 SF	14	3179898
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	38,002 SF	16	3179868

Component Condition Report | Paloma Elementary / Admin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	50	7	3179828
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	38,002 SF	5	3179856
D7030	Building Interior	Good	Security/Surveillance System, Full System Upgrade, Average Density	38,002 SF	14	3179812
D7050	Electrical Room	Good	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	12	3179892
D7050	Building Interior	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	38,002 SF	17	3179859
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	38,002 SF	12	3179857
Equipment & Furnishings						
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	1,000 LF	13	3179901
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	500 LF	10	3179905
Special Construction & Demo						
F1020	Building Exterior	Fair	Ancillary Shade Structure, Wood-Framed, High End	5,000 SF	10	3179885
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement	20	10	3179891

Component Condition Report | Paloma Elementary / Multi Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	6,000 SF	24	3179926
B2020	Building Interior	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	13	3179920
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	400 SF	10	3179958
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Standard Swing	12	10	3179956
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Sliding	1	5	3179909
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	14	3179925
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	1,500 SF	17	3179911
B3010	Roof	Poor	Roofing, Metal	3,500 SF	0	3179930
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	160 LF	0	3179912
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	10 LF	14	3179947
Interiors						
C1030	Building Interior	Fair	Interior Door, Steel, Standard	1	14	3179915
C1030	Building Interior	Fair	Interior Door, Wood, Solid-Core	4	14	3179914
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	10	13	3179955
C2010	Kitchen	Good	Wall Finishes, Laminated Paneling (FRP)	500 SF	20	3179921
C2010	Restrooms	Good	Wall Finishes, Any Painted Surface, Prep & Paint	3,000 SF	7	3179927

Component Condition Report | Paloma Elementary / Multi Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	20	3179922
C2030	Building Interior	Good	Flooring, Carpet, Commercial Standard	1,900 SF	7	3179942
C2030	Restrooms	Fair	Flooring, Ceramic Tile	950 SF	20	3179954
C2030	Building Interior	Good	Flooring, Vinyl Sheeting	950 SF	10	3179916
C2050	Building Interior	Good	Ceiling Finishes, Wood Paneling	2,400 SF	20	3179960
C2050	Building Interior	Good	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	1,900 SF	7	3179917
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	3179940
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	3179931
D2010	Restrooms	Fair	Urinal, Waterless	2	10	3179953
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	20	3179939
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3179941
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	10	3179945
D2010	Utility Closet	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	3	3179924
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,888 SF	14	3179950
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [A/C-29]	1	17	3179937
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [A/C-30]	1	17	3179949
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated [No tag/plate found]	1	7	3179959
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [No tag/plate found]	2	5	3179919
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 24" Damper [No tag/plate found]	1	5	3179934
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 10" Damper [No tag/plate found]	1	5	3179933
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 12" Damper [No tag/plate found]	1	5	3179948
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	2,888 SF	10	3179957
Electrical						
D5020	Utility Closet	Fair	Secondary Transformer, Dry, Stepdown [TB]	1	4	3179913
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,888 SF	14	3179932
D5040	Building Interior	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,888 SF	16	3179952
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	3	7	3179918
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	2,888 SF	5	3179928
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	2,888 SF	17	3179929
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	2,888 SF	12	3179944

Component Condition Report | Paloma Elementary / Multi Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In [No tag/plate found]	1	10	3179943
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	7	3179908
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3179910
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In [No tag/plate found]	1	10	3179935
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3179936
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF [No tag/plate found]	1	10	3179938
E1030	Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP [No tag/plate found]	1	10	3179951
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3179923
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	50 LF	13	3179946

Component Condition Report | Paloma Elementary / Relos 23-34

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Clapboard Siding	16,000 SF	6	3180020
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	24	6	3180018
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	16	3180023
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	11,520 SF	5	3179994
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	10	3180009
B3080	Roof	Fair	Soffit, Wood	2,000 SF	5	3180019
Interiors						
C1070	Building Exterior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,520 SF	10	3180012
C2010	Classrooms	Good	Wall Finishes, Wallpaper	15,300 SF	10	3180026
C2010	Building Exterior	Fair	Moldings & Trim/Student Storage, Wood, Commercial Standard	1,000 LF	6	3180029
C2010	Classrooms	Good	Wall Finishes, Padded Mats	1,500 SF	10	3180014
C2030	Classrooms	Good	Flooring, Vinyl Tile (VCT)	560 SF	10	3180008
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	10,640 SF	7	3179999
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	6	3180021
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	11,520 SF	16	3180013
HVAC						
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180001
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3179997
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180005

Component Condition Report | Paloma Elementary / Relos 23-34

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180011
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180017
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180015
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180003
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180030
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180025
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3179998
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180022
D3050	Roof	Fair	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted [SCE-No tag/plate found]	1	5	3180016
Electrical						
D5020	Building Exterior	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	6	3180006
D5020	Building Exterior	Fair	Distribution Panel, 120/208 V [DP]	1	6	3180004
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,520 SF	16	3180010
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,520 SF	16	3179995
Fire Alarm & Electronic Systems						
D6060	Classrooms	Fair	Intercom/Public Address Component, Speaker	12	7	3179996
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	11,520 SF	5	3180027
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	14	3180002
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	11,520 SF	17	3180024
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	11,520 SF	5	3180028
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	60 LF	7	3180000
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	180 LF	6	3180007

Component Condition Report | Paloma Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	2	7	3180070
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	4	3180074
D2010	Site	Fair	Mailbox, Steel	1	15	3180077
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	4	3180056
Special Construction & Demo						
F1020	Site	Good	Shed Structure, Metal-Framed, Standard	550 SF	27	3180078
Pedestrian Plazas & Walkways						

Component Condition Report | Paloma Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	46,000 SF	10	3180064
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	46,000 SF	4	3180076
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	100,000 SF	24	3180052
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	10	3180080
G2050	Site	Good	Play Structure, Multipurpose, Medium	2	13	3180075
G2050	Site	Good	Play Structure, Swing Set (Per 4 Seats)	3	13	3180069
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	10	3180051
G2050	Site	Good	Play Structure, Multipurpose, Small	1	13	3180055
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	3180071
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	40,000 SF	17	3180067
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	40,000 SF	4	3180060
G2050	Site	Good	Playfield Surfaces, Chips Wood, 6" Depth	11,000 SF	2	3180053
Sitework						
G2060	Site	Good	Fences & Gates, Pedestrian Gate, Metal Tube 4'	16 LF	36	3180079
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,000 LF	36	3180062
G2060	Site	Fair	Dumpster Enclosure, Wood Framed Stucco Walls, 8' High (per LF)	280 LF	5	3180058
G2060	Site	Good	Fences & Gates, Vehicle Gate, Steel Tube, Manual	2	17	3180059
G2060	Site	Fair	Signage, Property, Monument	1	3	3180061
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	1,000 LF	36	3180072
G2060	Site	Fair	Flagpole, Metal	1	10	3180066
G2060	Site	Fair	Dumpster Enclosure, Gates, Metal	7	10	3180068
G2060	Site	Good	Bike Rack, Fixed (per 8 Bikes)	8	13	3180054
G2060	Site	Fair	Dumpster Pad, Concrete	1,400 SF	24	3180063
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	160,000 SF	10	3180065
G4050	Site	Fair	Pole Light Fixture w/ Lamps, Any Type 30' High, w/ LED Replacement	11	10	3180057
G4050	Site	Good	Pole Light Fixture w/ Lamps, Any Type 20' High, w/ LED Replacement	23	18	3180073

Appendix F:

Replacement Reserves

Replacement Reserves Report																																			
9/2/2021																																			
Location		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Escalated Estimate												
Paloma Elementary		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0													
Paloma Elementary / Admin		\$189,851	\$0	\$5,872	\$21,229	\$24,919	\$217,466	\$0	\$245,745	\$0	\$0	\$1,401,804	\$0	\$375,647	\$516,962	\$1,238,964	\$0	\$540,057	\$2,089,343	\$33,075	\$0	\$1,151,747	\$8,052,681												
Paloma Elementary / Child Care Relo 39		\$0	\$0	\$0	\$665	\$13,207	\$96,377	\$39,654	\$13,172	\$0	\$0	\$37,505	\$0	\$5,208	\$24,385	\$29,805	\$0	\$0	\$49,429	\$1,037	\$0	\$34,189	\$344,635												
Paloma Elementary / Multi Purpose Room		\$51,963	\$0	\$0	\$1,573	\$9,469	\$26,483	\$0	\$49,285	\$0	\$0	\$135,950	\$0	\$11,395	\$38,528	\$76,502	\$0	\$41,042	\$193,425	\$2,450	\$0	\$201,188	\$839,253												
Paloma Elementary / Relos 23-34		\$0	\$0	\$0	\$0	\$0	\$397,109	\$355,568	\$105,596	\$0	\$0	\$129,848	\$0	\$0	\$0	\$3,349	\$0	\$329,986	\$158,159	\$0	\$0	\$132,438	\$1,612,054												
Paloma Elementary / Relos 35-37		\$0	\$0	\$0	\$0	\$0	\$63,781	\$86,843	\$31,246	\$0	\$0	\$31,331	\$0	\$8,681	\$0	\$1,674	\$0	\$140,052	\$47,426	\$0	\$0	\$14,395	\$425,430												
Paloma Elementary / Site		\$0	\$0	\$25,837	\$3,629	\$64,664	\$40,809	\$0	\$9,803	\$30,851	\$55,898	\$692,383	\$33,712	\$0	\$103,880	\$101,638	\$3,449	\$0	\$523,295	\$182,052	\$75,122	\$43,986	\$1,991,007												
Grand Total		\$241,813	\$0	\$31,709	\$27,096	\$112,259	\$842,026	\$482,066	\$454,847	\$30,851	\$55,898	\$2,428,822	\$33,712	\$400,932	\$683,755	\$1,451,932	\$3,449	\$1,051,137	\$3,061,077	\$218,613	\$75,122	\$1,577,944	\$13,265,060												
Paloma Elementary																																			
Paloma Elementary / Admin																																			
Unifor	mat	Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B2020			Building Exterior	3179854	Window, Steel, up to 15 SF, Replace	30		20	10	12	EA	\$1,217.70	\$14,612															\$14,612							\$14,612
B2020			Building Exterior	3179877	Steel Storefront, Glazing & Framing, Replace	30		20	10	10000	SF	\$60.89	\$608,850															\$608,850							\$608,850
B2050			Building Exterior	3179878	Exterior Door, Steel-Framed & Glazed, Standard Swing, Replace	30		20	10	45	EA	\$1,439.10	\$64,760															\$64,760							\$64,760
B2050			Building Exterior	3179829	Exterior Door, Steel, Standard, Replace	40		26	14	15	EA	\$664.20	\$9,963																\$9,963						\$9,963
B3010			Roof	3179830	Roofing, Metal, Replace	40		40	0	12500	SF	\$14.39	\$179,888	\$179,888																				\$179,888	
B3010			Roof	3179871	Roofing, Modified Bitumen, Replace	20		3	17	35000	SF	\$11.07	\$387,450																		\$387,450			\$387,450	
B3020			Roof	3179844	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40		26	14	60	LF	\$99.63	\$5,978															\$5,978						\$5,978	
B3020			Roof	3179841	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20		20	0	1000	LF	\$9.96	\$9,963	\$9,963																		\$9,963		\$19,926	
B3060			Roof	3179861	Roof Skylight, Per Unit, up to 20 SF, Replace	30		25	5	15	EA	\$1,439.10	\$21,587						\$21,587															\$21,587	
B3060			Roof	3179846	Roof Hatch, Metal, Replace	30		25	5	3	EA	\$1,439.10	\$4,317						\$4,317															\$4,317	
C1020			Building Interior	3179809	Interior Window, Fixed, 6 SF, Replace	40		20	20	300	EA	\$276.75	\$83,025																			\$83,025		\$83,025	
C1030			Building Interior	3179821	Interior Door, Wood, Solid-Core, Replace	40		26	14	20	EA	\$774.90	\$15,498															\$15,498						\$15,498	
C1030			Building Interior	3179840	Interior Door, Steel-Framed & Glazed, Standard Swing, Replace	40		26	14	30	EA	\$1,439.10	\$43,173															\$43,173						\$43,173	
C1030			Building Interior	3179896	Interior Door, Steel, Standard, Replace	40		26	14	10	EA	\$664.20	\$6,642															\$6,642						\$6,642	
C1070			Building Interior	3179842	Suspended Ceilings, Acoustical Tile (ACT), Replace	25		8	17	33000	SF	\$3.87	\$127,859																		\$127,859			\$127,859	
C1090			Restrooms	3179887	Toilet Partitions, Plastic/Laminate, Replace	20		7	13	24	EA	\$830.25	\$19,926														\$19,926							\$19,926	
C2010			Building Exterior	3179897	Wall Finishes, Ceramic Tile, Replace	40		20	20	5800	SF	\$19.93	\$115,571																			\$115,571		\$115,571	
C2010			Building Exterior	3179903	Trim/Student Storage, Wood, Replace	30		20	10	200	LF	\$6.64	\$1,328															\$1,328						\$1,328	
C2010			Building Interior	3179873	Wall Finishes, Laminated Paneling (FRP), Replace	30		10	20	10000	SF	\$17.71	\$177,120																			\$177,120		\$177,120	
C2010			Building Interior	3179869	Wall Finishes, Wallpaper, Replace	15		5	10	30000	SF	\$2.44	\$73,062															\$73,062						\$73,062	
C2010			Restrooms	3179833	Wall Finishes, Any Painted Surface, Prep & Paint	10		3	7	10000	SF	\$1.66	\$16,605						\$16,605											\$16,605				\$33,210	
C2030			Restrooms	3179839	Flooring, Ceramic Tile, Replace	40		20	20	4000	SF	\$19.93	\$79,704																			\$79,704		\$79,704	
C2030			Building Interior	3179889	Flooring, Vinyl Plank, Replace	15		3	12	4000	SF	\$5.54	\$22,140															\$22,140						\$22,140	
C2030			Building Interior	3179893	Flooring, Vinyl Sheeting, Replace	15		3	12	13000	SF	\$7.75	\$100,737															\$100,737						\$100,737	
C2030			Building Interior	3179843	Flooring, Carpet, Commercial Standard, Replace	10		3	7	18000	SF	\$8.30	\$149,445						\$149,445											\$149,445				\$298,890	
C2050			Building Interior	3179824	Ceiling Finishes, Wood Paneling, Replace	30		10	20	2000	SF	\$15.50	\$30,996																			\$30,996		\$30,996	
C2050			Building Exterior	3179845	Timber Finishes, Exposed Irregular Elements, Prep & Paint	10		8	2	2000	SF	\$2.77</																							

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D2010	Classrooms	3179836	Toilet, Child-Sized, Replace	30	20	10	2	EA	\$996.30	\$1,993											\$1,993											\$1,993
D2010	Classrooms	3179907	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	2	EA	\$1,217.70	\$2,435											\$2,435											\$2,435
D2010	Restrooms	3179860	Toilet, Commercial Water Closet, Replace	30	20	10	20	EA	\$1,439.10	\$28,782											\$28,782											\$28,782
D2010	Building Interior	3179872	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	6	EA	\$1,328.40	\$7,970													\$7,970									\$7,970
D3030	Roof	3179819	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	\$5,313.60	\$5,314												\$5,314										\$5,314
D3050	Roof	3179899	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$27,675.00	\$27,675																	\$27,675					\$27,675
D3050	Roof	3179831	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179862	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179894	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179867	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179848	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179902	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179825	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179851	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179818	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179864	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179883	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179904	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179815	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179852	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179808	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179855	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179858	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$27,675.00	\$27,675																	\$27,675					\$27,675
D3050	Roof	3179820	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179863	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179888	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$27,675.00	\$27,675																	\$27,675					\$27,675
D3050	Roof	3179895	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179890	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179806	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179826	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179853	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179870	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																	\$9,963					\$9,963
D3050	Roof	3179849	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3179814	RTU, Roof-Mounted, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3060	Roof	3179879	Exhaust Fan, Roof-Mounted, 10" Damper, Replace	20	15	5	3	EA	\$1,328.40	\$3,985						\$3,985																\$3,985
D3060	Roof	3179847	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	15	5	5	EA	\$2,656.80	\$13,284						\$13,284																\$13,284
D3060	Roof	3179816	Exhaust Fan, Roof-Mounted, 12" Damper, Replace	20	15	5	2	EA	\$1,549.80	\$3,100						\$3,100																\$3,100
D3060	Roof	3179813	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	3	17	1	EA	\$2,656.80	\$2,657																	\$2,657					\$2,657
D4010	Building Interior	3179880	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	38002	SF	\$1.66	\$63,102											\$63,102											\$63,102
D5010	Building Interior	3179837	Emergency Power System, Backup Inverter for LED Lighting, Replace	15	12	3	1	EA	\$6,642.00	\$6,642				\$6,642															\$6,642			\$13,284
D5010	Electrical Room	3179832	Emergency Power System, Backup Inverter for LED Lighting, Replace	15	12	3	1	EA	\$10,627.20	\$10,627				\$10,627														\$10,627				\$21,254
D5020	Electrical Room	3179882	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$22,140.00	\$22,140					\$22,140																	\$22,140
D5020	Electrical Room	3179865	Switchboard, 277/480 V, Replace	40	26	14	1	EA	\$83,025.00	\$83,025														\$83,025								\$83,025
D5020	Electrical Room	3179881	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$7,749.00	\$7,749												\$7,749										\$7,749
D5020	Electrical Closet	3179850	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$5,867.10	\$5,867												\$5,867										\$5,867
D5020	Electrical Closet	3179900	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$5,867.10	\$5,867												\$5,867										\$5,867
D5030	Throughout Building	3179898	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	39001	SF	\$2.77	\$107,935															\$107,935							\$107,935
D5040	Throughout Building	3179868	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	38002	SF	\$8.86	\$336,546																\$336,546						\$336,546
D6060	Building Interior	3179828	Intercom/Public Address Component, Speaker, Replace	15	8	7	50	EA	\$498.15	\$24,908								\$24,908														\$24,908
D7010	Throughout Building	3179856	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	15	10	5	38002	SF	\$3.60	\$136,722					\$136,722															\$136,722		\$273,443
D7030	Building Interior	3179812	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	38002	SF	\$2.21	\$84,136															\$84,136							\$84,136
D7050	Electrical Room	3179892	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	\$16,605.00	\$16,605													\$16,605									\$16,605
D7050	Building Interior	3179859	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	20	3	17	38002	SF	\$1.66	\$63,102																	\$63,102					\$63,102
D8010	Throughout Building	3179857	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	3	12	38002	SF	\$2.77	\$105,171													\$105,171									\$105,171
E2010	Building Interior	3179905	Casework, Countertop, Plastic Laminate, Replace	15	5	10	500	LF	\$55.35	\$27,675												\$27,675										\$27,675
E2010	Building Interior	3179901	Casework, Cabinetry, Hardwood Standard, Replace	20	7	13	1000	LF	\$332.10	\$332,100														\$332,100								\$332,100
F1020	Building Exterior	3179885	Ancillary Shade Structure, Wood-Framed, High End, Replace	35	25	10	5000	SF	\$11.0																							

Unif	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
G2050			Site		3180053	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	11000	SF		\$2.21	\$24,354			\$24,354			\$24,354			\$24,354			\$24,354			\$24,354			\$24,354			\$24,354	\$170,478	
G2050			Site		3180075	Play Structure, Multipurpose, Medium, Replace	20	7	13	2	EA		\$22,140.00	\$44,280														\$44,280								\$44,280	
G2050			Site		3180069	Play Structure, Swing Set (Per 4 Seats), Replace	20	7	13	3	EA		\$2,767.50	\$8,303														\$8,303								\$8,303	
G2050			Site		3180055	Play Structure, Multipurpose, Small, Replace	20	7	13	1	EA		\$11,070.00	\$11,070														\$11,070								\$11,070	
G2060			Site		3180054	Bike Rack, Fixed (per 8 Bikes), Replace	20	7	13	8	EA		\$885.60	\$7,085														\$7,085								\$7,085	
G2060			Site		3180059	Fences & Gates, Vehicle Gate, Steel Tube, Manual, Replace	25	8	17	2	EA		\$2,214.00	\$4,428																		\$4,428				\$4,428	
G2060			Site		3180061	Signage, Property, Monument, Replace	20	17	3	1	EA		\$3,321.00	\$3,321				\$3,321																		\$3,321	
G2060			Site		3180066	Flagpole, Metal, Replace	30	20	10	1	EA		\$2,767.50	\$2,768												\$2,768										\$2,768	
G2060			Site		3180058	Dumpster Enclosure, Wood Framed Stucco Walls, 8' High (per LF), Replace	20	15	5	280	LF		\$38.75	\$10,849						\$10,849																\$10,849	
G2060			Site		3180068	Dumpster Enclosure, Gates, Metal, Replace	20	10	10	7	EA		\$1,881.90	\$13,173												\$13,173										\$13,173	
G2080			Site		3180065	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	160000	SF		\$1.11	\$177,120												\$177,120										\$177,120	
G4050			Site		3180057	Pole Light Fixture w/ Lamps, Any Type 30' High, w/ LED Replacement, Replace	20	10	10	11	EA		\$7,749.00	\$85,239												\$85,239										\$85,239	
G4050			Site		3180073	Pole Light Fixture w/ Lamps, Any Type 20' High, w/ LED Replacement, Replace	20	2	18	23	EA		\$4,649.40	\$106,936																			\$106,936				\$106,936
Totals, Unescalated															\$0	\$0	\$24,354	\$3,321	\$57,453	\$35,203	\$0	\$7,970	\$24,354	\$42,841	\$515,198	\$24,354	\$0	\$70,737	\$67,195	\$2,214	\$0	\$316,602	\$106,936	\$42,841	\$24,354	\$1,365,927	
Totals, Escalated (3.0% inflation, compounded annually)															\$0	\$0	\$25,837	\$3,629	\$64,664	\$40,809	\$0	\$9,803	\$30,851	\$55,898	\$692,383	\$33,712	\$0	\$103,880	\$101,638	\$3,449	\$0	\$523,295	\$182,052	\$75,122	\$43,986	\$1,991,007	

Appendix G:

Equipment Inventory List

D20 Plumbing														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3180077	D2010	Mailbox	Steel		Replace	Paloma Elementary / Site	Site						\$2,000 2036
2	3179811	D2010	Water Heater	Electric, Instant Hot		Replace	Paloma Elementary / Admin	Restrooms	Chronomite	SR-30L/120	1121298			7 \$3,500 2026
3	3179963	D2010	Water Heater	Electric, Residential	10 GAL	Replace	Paloma Elementary / Child Care Relo 39	Kitchenette	A. O. Smith	ELSF 10 912	MD95-0012932-S06	1995	50003719	\$550 2024
4	3179876	D2010	Water Heater	Electric, Residential	19 GAL	Replace	Paloma Elementary / Admin	Utility Closet	Bradford White	M120U6SS2	CE7749120	2006	50003740	\$650 2026
5	3179906	D2010	Water Heater	Electric, Residential	19 GAL	Replace	Paloma Elementary / Admin	Utility Closet	A. O. Smith	ELJF 20 913	Inaccessible	1995	50003738	\$650 2024
6	3179875	D2010	Water Heater	Electric, Residential	19 GAL	Replace	Paloma Elementary / Admin	Utility Closet	A. O. Smith	ELJF 20 913	MG94-0043582-S06	1995	50003742	\$650 2024
7	3179817	D2010	Water Heater	Electric, Residential	19 GAL	Replace	Paloma Elementary / Admin	Roof Access Room	Bradford White	LE120L3	ND37564489	2016	50003734	\$650 2031
8	3179866	D2010	Water Heater	Electric, Residential	19 GAL	Replace	Paloma Elementary / Admin	Utility Closet	A. O. Smith	ELJF 20 913	MH94-0026757-S06	1995	50003741	\$650 2024
9	3179924	D2010	Water Heater	Gas, Residential	50 GAL	Replace	Paloma Elementary / Multi Purpose Room	Utility Closet	A. O. Smith	BT 65 222	MM94-0399206-222	1995	50003730	\$1,300 2024
10	3180074	D2010	Backflow Preventer	Domestic Water	4 IN	Replace	Paloma Elementary / Site	Site				1995		\$6,600 2025
D30 HVAC														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3179819	D3030	Split System Ductless [CU-1]	Single Zone	2 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	38MAQB24R--3	0618V27086	2018	50003699	\$4,800 2033
2	3179937	D3050	Packaged Unit [A/C-29]	RTU, Roof-Mounted	11 TON	Replace	Paloma Elementary / Multi Purpose Room	Roof	Trane	48HCED11A2M6A2A0G0	2018P95454	2018	50003676	\$25,000 2038
3	3179949	D3050	Packaged Unit [A/C-30]	RTU, Roof-Mounted	11 TON	Replace	Paloma Elementary / Multi Purpose Room	Roof	Trane	48HCED11A2M6A2A0G0	2018P95457	2018	50003677	\$25,000 2038
4	3179972	D3050	Packaged Unit [BARD 38]	Wall-Mounted	4 TON	Replace	Paloma Elementary / Child Care Relo 39	Building Exterior	INTERTHERM	W1WA 048K	Illegible	1995	50003716	\$9,000 2026
5	3179962	D3050	Packaged Unit [BARD 39]	Wall-Mounted	4 TON	Replace	Paloma Elementary / Child Care Relo 39	Building Exterior	INTERTHERM	W1WA 048K	Illegible	1995	50003717	\$9,000 2026
6	3180034	D3050	Packaged Unit	Wall-Mounted	5 TON	Replace	Paloma Elementary / Relos 35-37	Building Exterior	Bard	WH602-A00VX4XXX	153N971172676-02	1997	50003718	\$11,000 2026
7	3180042	D3050	Packaged Unit	Wall-Mounted	5 TON	Replace	Paloma Elementary / Relos 35-37	Building Exterior	Bard	WH602-A00VX4XXX	153N971172680-02	1997	50003715	\$11,000 2026
8	3180032	D3050	Packaged Unit	Wall-Mounted	5 TON	Replace	Paloma Elementary / Relos 35-37	Building Exterior	Bard	WH602-A00VX4XXX	153N971172682-02	1997	50003714	\$11,000 2026

9	3179825	D3050	RTU, Roof-Mounted [AC-25]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2218C88324	2018	50003678	\$15,000	2038
10	3179858	D3050	RTU, Roof-Mounted [AC-26]	RTU, Pad or Roof-Mounted	11 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48HCED11A2M6A2A0G0	2018P95456	2018	50003701	\$25,000	2038
11	3179904	D3050	RTU, Roof-Mounted [SCE-AC-1]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87462	2018	50003707	\$15,000	2038
12	3179851	D3050	RTU, Roof-Mounted [SCE-AC-10]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87452	2018	50003698	\$15,000	2038
13	3179848	D3050	RTU, Roof-Mounted [SCE-AC-11]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87461	2018	50003695	\$15,000	2038
14	3179820	D3050	RTU, Roof-Mounted [SCE-AC-12]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87457	2018	50003690	\$15,000	2038
15	3179902	D3050	RTU, Roof-Mounted [SCE-AC-13]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87454	2018	50003689	\$15,000	2038
16	3179883	D3050	RTU, Roof-Mounted [SCE-AC-14]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2218C88330	2018	50003688	\$15,000	2038
17	3179864	D3050	RTU, Roof-Mounted [SCE-AC-15]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2218C88329	2018	50003687	\$15,000	2038
18	3179853	D3050	RTU, Roof-Mounted [SCE-AC-16]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87466	2018	50003691	\$15,000	2038
19	3179863	D3050	RTU, Roof-Mounted [SCE-AC-17]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87459	2018	50003692	\$15,000	2038
20	3179806	D3050	RTU, Roof-Mounted [SCE-AC-18]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2218C88326	2018	50003683	\$15,000	2038
21	3179867	D3050	RTU, Roof-Mounted [SCE-AC-19]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87448	2018	50003682	\$15,000	2038
22	3179852	D3050	RTU, Roof-Mounted [SCE-AC-2]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87458	2018	50003706	\$15,000	2038
23	3179890	D3050	RTU, Roof-Mounted [SCE-AC-20]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2218C88322	2018	50003680	\$15,000	2038
24	3179849	D3050	RTU, Roof-Mounted [SCE-AC-21]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2218C88327	2018	50003684	\$15,000	2038
25	3179818	D3050	RTU, Roof-Mounted [SCE-AC-22]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87453	2018	50003693	\$15,000	2038
26	3179888	D3050	RTU, Roof-Mounted [SCE-AC-227]	RTU, Pad or Roof-Mounted	11 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48HCED11A2M6A2A0G0	2018P95455	2018	50003685	\$25,000	2038
27	3179895	D3050	RTU, Roof-Mounted [SCE-AC-23]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2218C88325	2018	50003681	\$15,000	2038
28	3179808	D3050	RTU, Roof-Mounted [SCE-AC-24]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2218C88328	2018	50003679	\$15,000	2038
29	3179899	D3050	RTU, Roof-Mounted [SCE-AC-28]	RTU, Pad or Roof-Mounted	11 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48HCED11A2M6A2A0G0	2018P95453	2018	50003694	\$25,000	2038

30	3179815	D3050	RTU, Roof-Mounted [SCE-AC-3]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2218C88323	2018	50003708	\$15,000	2038
31	3179870	D3050	RTU, Roof-Mounted [SCE-AC-31]	RTU, Pad or Roof-Mounted	4 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL004A0M6A1A0A0	2118C87499	2018	50003686	\$9,000	2038
32	3179855	D3050	RTU, Roof-Mounted [SCE-AC-4]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87456	2018	50003705	\$15,000	2038
33	3179862	D3050	RTU, Roof-Mounted [SCE-AC-5]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87460	2018	50003704	\$15,000	2038
34	3179826	D3050	RTU, Roof-Mounted [SCE-AC-6]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87465	2018	50003703	\$15,000	2038
35	3179814	D3050	RTU, Roof-Mounted [SCE-AC-7]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87464	2018	50003700	\$15,000	2038
36	3179894	D3050	RTU, Roof-Mounted [SCE-AC-8]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87467	2018	50003697	\$15,000	2038
37	3179831	D3050	RTU, Roof-Mounted [SCE-AC-9]	RTU, Pad or Roof-Mounted	6 TON	Replace	Paloma Elementary / Admin	Roof	Carrier	48LCL006A2M6A1A0A0	2118C87463	2018	50003696	\$15,000	2038
38	3180001	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003664	\$7,500	2026
39	3179997	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003667	\$7,500	2026
40	3180005	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003665	\$7,500	2026
41	3180011	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003666	\$7,500	2026
42	3180017	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003668	\$7,500	2026
43	3180015	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003675	\$7,500	2026
44	3180003	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003669	\$7,500	2026
45	3180030	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003670	\$7,500	2026
46	3180025	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003671	\$7,500	2026
47	3179998	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003674	\$7,500	2026
48	3180022	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003672	\$7,500	2026
49	3180016	D3050	RTU, Roof-Mounted [SCE-No tag/plate found]	RTU, Pad or Roof-Mounted	3 TON	Replace	Paloma Elementary / Relos	Roof	Rheem	Illegible	Illegible		50003673	\$7,500	2026
50	3179813	D3060	Exhaust Fan [EF-17]	Roof-Mounted, 16" Damper	2000 CFM	Replace	Paloma Elementary / Admin	Roof	Cook	80 ACE	138SH52378-02/0021708	2018	50003709	\$2,400	2038

51	3179822	D3060	Exhaust Fan [EF-5]	Centrifugal, 12" Damper	1000 CFM	Replace	Paloma Elementary / Admin	Roof	Cook	120 CPV	138SH38802-00/0002301	2018	50003702	\$1,400	2043
52	3179816	D3060	Exhaust Fan	Roof-Mounted, 12" Damper	1000 CFM	Replace	Paloma Elementary / Admin	Roof	Cook	Illegible	Illegible			2 \$2,800	2026
53	3179879	D3060	Exhaust Fan	Roof-Mounted, 10" Damper	500 CFM	Replace	Paloma Elementary / Admin	Roof	Cook	Illegible	Illegible			3 \$3,600	2026
54	3179933	D3060	Exhaust Fan	Roof-Mounted, 10" Damper	500 CFM	Replace	Paloma Elementary / Multi Purpose Room	Roof	Cook	90C15DH	138 S38511500 1294			\$1,200	2026
55	3179948	D3060	Exhaust Fan	Roof-Mounted, 12" Damper	1000 CFM	Replace	Paloma Elementary / Multi Purpose Room	Roof	Cook	16 TR	138 S38592400 0193			\$1,400	2026
56	3179919	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Replace	Paloma Elementary / Multi Purpose Room	Roof	No tag/plate found	No tag/plate found	No tag/plate found*			2 \$4,800	2026
57	3179847	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Replace	Paloma Elementary / Admin	Roof	Cook	135 TLCB	138 S38542200 1294			5 \$12,000	2026
58	3179934	D3060	Exhaust Fan	Roof-Mounted, 24" Damper	2000 CFM	Replace	Paloma Elementary / Multi Purpose Room	Roof	Cook	180 VCR	138 S37958800 1094			\$3,000	2026
59	3179959	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		Replace	Paloma Elementary / Multi Purpose Room	Kitchen	Mars Air Door	36CH	9412PF36CH-L (F3) 60	1995	50003727	\$2,800	2028
D40 Fire Protection															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3180056	D4010	Backflow Preventer	Fire Suppression	4 IN	Replace	Paloma Elementary / Site	Site				1995		\$6,600	2025
D50 Electrical															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3179832	D5010	Emergency Power System [EMA]	Backup Inverter for LED Lighting		Replace	Paloma Elementary / Admin	Electrical Room	Spectron	No tag/plate found	430549314	1995	50003736	\$9,600	2024
2	3179837	D5010	Emergency Power System [EMB]	Backup Inverter for LED Lighting		Replace	Paloma Elementary / Admin	Building Interior	Spectron	No tag/plate found	430549320	1995	50003713	\$6,000	2024
3	3180006	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Replace	Paloma Elementary / Relos 23-34	Building Exterior	MGM Transformer Company	HT112A3B2	9602112Y-145-2	1997	50003712	\$16,000	2027
4	3179983	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Replace	Paloma Elementary / Child Care Relo 39	Building Exterior	Federal Pacific Transformers	Illegible	Illegible	1995	50003721	\$6,700	2025
5	3180033	D5020	Secondary Transformer [RELO T-FORMER]	Dry, Stepdown	75 KVA	Replace	Paloma Elementary / Relos 35-37	Building Exterior	MGM Transformer Company	HT112A3B2SH	9803-112Y-144- 4	1997	50003711	\$10,000	2027
6	3179882	D5020	Secondary Transformer [TA]	Dry, Stepdown	150 KVA	Replace	Paloma Elementary / Admin	Electrical Room	Siemens	No tag/plate found	No tag/plate found	1995	50003733	\$20,000	2025
7	3179913	D5020	Secondary Transformer [TB]	Dry, Stepdown	45 KVA	Replace	Paloma Elementary / Multi Purpose Room	Utility Closet	Siemens	No tag/plate found	No tag/plate found	1995	50003737	\$7,600	2025
8	3179865	D5020	Switchboard	277/480 V	1200 AMP	Replace	Paloma Elementary / Admin	Electrical Room	Siemens	No tag/plate found	No tag/plate found	1995	50003731	\$75,000	2035
9	3180004	D5020	Distribution Panel [DP]	120/208 V	400 AMP	Replace	Paloma Elementary / Relos 23-34	Building Exterior	General Electric	No tag/plate found	No tag/plate found	1997	50003710	\$6,000	2027

