

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Kevin Fleming



Temecula Luiseno Elementary
45754 Wolf Creek Drive North
Temecula, California 92592

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	7
Main Address	45754 Wolf Creek Drive North, Temecula, California 92592
Site Developed	2006
Site Area	12.0 acres (estimated)
Parking Spaces	102 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 26, 2021 to July 27, 2021
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kfleming@dlrgroup.com
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Temecula Luiseno Elementary School was built in 2006. The campus has an administration building, a multipurpose building, four classroom buildings, and a portable/modular building. All of the buildings are single-story with no basement.

Architectural

All of the permanent buildings are identical in structure and appearance, consisting of wood framed structures over concrete slab foundations. They appear to be well-maintained and structurally sound. The façades consist of stucco with original aluminum windows. Exterior doors consist of metal entry and service doors and are original and operable. The roofs all consist of flat constructions with modified bituminous finishes. Secondary roofing consists of perimeter and walkway clay tiles, as well as a gable portion over the administration. Interior flooring across all buildings was replaced in 2020. Remaining lifecycle-based interior and exterior finish replacements across the entire campus are budgeted and anticipated.

The portable classroom consists of a prefabricated modular structure and was added to the campus in 2006. Its façade consists of painted wood siding with aluminum windows. The roof consists of flat, metal roofing. The building appears to be in fully operable condition with no major signs of wear or damage.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The permanent buildings are all heated and cooled by rooftop packaged units. The units are all original and functional. Supplemental cooling is provided to the administration electrical room by an original ductless split-system and to the multipurpose building IT room by a ductless split-system. A makeup air unit also serves the kitchen in the multipurpose building. Heating and cooling is provided to the portable building by two exterior wall-mounted packaged heat pumps, original to its construction.

The plumbing systems are adequate for the facility and no major piping issues were found. Domestic hot water is provided to each building by an electric water heater except for the administration and MPR buildings, which each has a gas-fired water heater. The water heaters are located in each building's custodial closet and are mostly original except for building D where the water heater is missing. No hot water is provided to the portable classroom building. There was no evidence suggesting any problems with the general plumbing drainage system.

The campus is served by a main switchboard original to construction and located in the electrical room. Interior lighting was mostly upgraded to LED in 2020. Electrical service equipment and systems are anticipated for lifecycle replacement.

All of the buildings are protected by a fire alarm system and by fire sprinkler suppression systems, except the portable and site storage buildings.

Solar panel arrays not owned or maintained by the District are positioned above the site's covered parking.

Site

The site consists of the asphalt play areas with sports courts and fixtures, playgrounds, a multi-use field, two storage structures, asphalt parking lots, and concrete sidewalks/walkways. An irrigation system serves the landscaping features. Site fencing consists of perimeter wrought iron, as well as chain-link fencing around the portable building. Site lighting has not yet been upgraded to LED and consists of exterior building mounted lights and site pole lights.

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
Temecula Luiseno Elementary / Administration Building (2006)	\$401	9,379	\$3,760,979	0.0%	0.1%	8.8%	15.0%
Temecula Luiseno Elementary / Building C (2006)	\$401	13,900	\$5,573,900	0.0%	0.0%	9.4%	14.5%
Temecula Luiseno Elementary / Building D (2006)	\$401	15,900	\$6,375,900	0.0%	0.0%	6.6%	14.0%
Temecula Luiseno Elementary / Building E (2006)	\$401	15,900	\$6,375,900	0.0%	0.0%	6.5%	14.2%
Temecula Luiseno Elementary / Building K (2006)	\$401	13,900	\$5,573,900	0.0%	0.0%	6.3%	14.9%
Temecula Luiseno Elementary / MPR / Kitchen (2006)	\$401	6,900	\$2,766,900	0.0%	0.0%	12.9%	18.9%
Temecula Luiseno Elementary / Portables CC (2006)	\$225	1,920	\$432,000	0.0%	0.0%	3.0%	19.6%

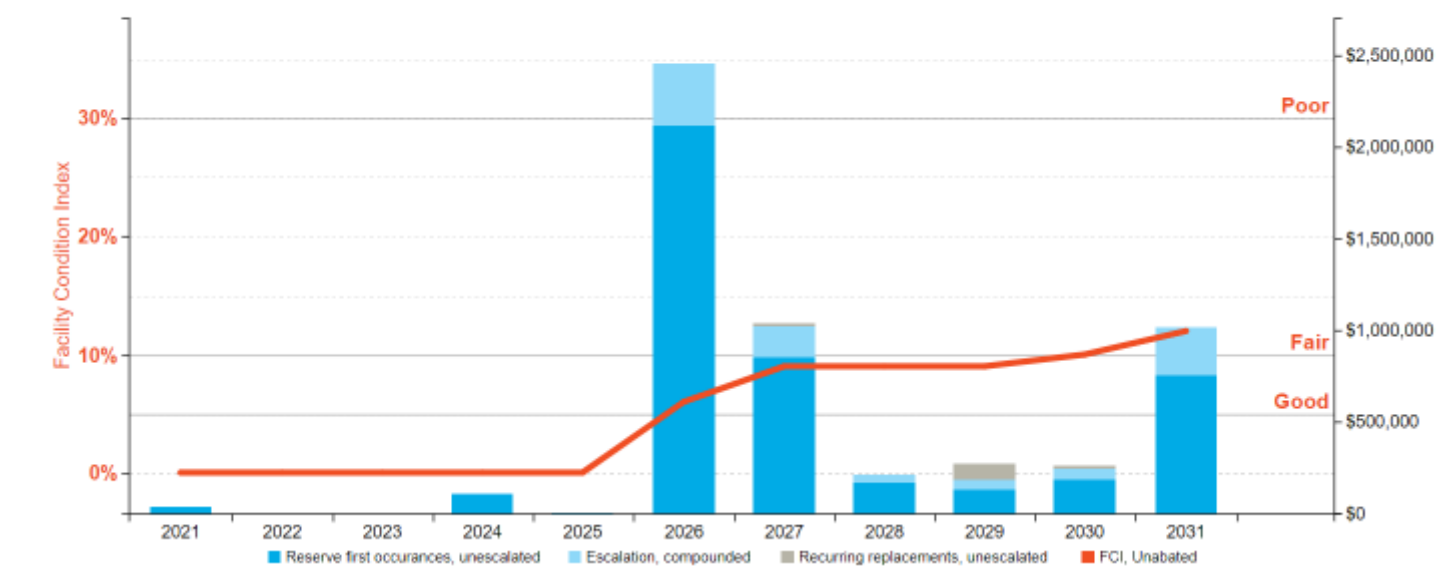
Campus Level FCI:

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: Temecula Luiseno Elementary

Replacement Value: \$ 42,552,917; Inflation rate: 3.0%




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

Systems Expenditure Forecast						
System	Immediate	Short Term	Near Term	Med Term	Long Term	TOTAL
<i>System</i>	<i>Im</i>	<i>(1-2 yr)</i>	<i>(3-5 yr)</i>	<i>(6-10 yr)</i>	<i>(11-20 yr)</i>	
Facade	-	-	\$81,423	\$195,886	\$591,018	\$868,327
Roofing	-	-	\$1,052,957	-	\$98,642	\$1,151,599
Interiors	-	-	\$263,320	\$1,086,904	\$1,124,751	\$2,474,975
Plumbing	\$608	-	\$13,144	\$11,136	\$474,398	\$499,286
HVAC	-	-	\$950,618	\$27,912	\$428,012	\$1,406,542
Fire Protection	-	-	\$1,154	\$176,416	\$29,196	\$206,766
Electrical	-	-	-	\$102,934	\$1,392,414	\$1,495,348
Fire Alarm & Electronic Systems	-	-	\$28,870	\$290,185	\$207,554	\$526,609
Equipment & Furnishings	-	-	\$37,080	\$385,669	\$40,484	\$463,233
Site Utilities	-	-	\$6,159	\$38,080	\$232,144	\$276,383
Site Development	-	-	\$99,388	\$434,209	\$977,670	\$1,511,267
Site Pavement	\$38,522	-	\$40,825	\$47,327	\$628,015	\$754,689
TOTALS	\$39,200	-	\$2,575,000	\$2,796,700	\$6,224,300	\$11,635,200

Immediate Needs

Facility/Building	Total Items	Total Cost
Building D	1	\$600
Site	2	\$38,600
Total	3	\$39,200

Building D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3166252 	Temecula Luiseno Elementary / Building D	Custodian closet	D2010	Water Heater, Electric, Residential, Replace	Failed	Performance/Integrity	\$600
Total (1 items)							\$600

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3166129	Temecula Luiseno Elementary / Site	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$13,000
3166124	Temecula Luiseno Elementary / Site	Basketball court & playground	G2010	Basketball/Tennis/Play Court, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$25,600
Total (2 items)							\$38,600

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site Temecula Luiseno Elementary Parking lot

Uniformat Code: G2021
Recommendation: **Repair in 2021**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,000

\$\$\$\$

Isolated areas of longitudinal cracks. - AssetCALC ID: 3166129



Basketball/Tennis/Play Court in Poor condition.

Pavement, Asphalt
Site Temecula Luiseno Elementary Basketball court and playground

Uniformat Code: G2011
Recommendation: **Repair in 2021**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,600

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Isolated areas of longitudinal cracks. - AssetCALC ID: 3166124



Water Heater in Failed condition.

Electric, Residential
Building D Temecula Luiseno Elementary
Custodian closet

Uniformat Code: D2012
Recommendation: **Replace in 2021**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

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The water heater is missing. - AssetCALC ID: 3166252

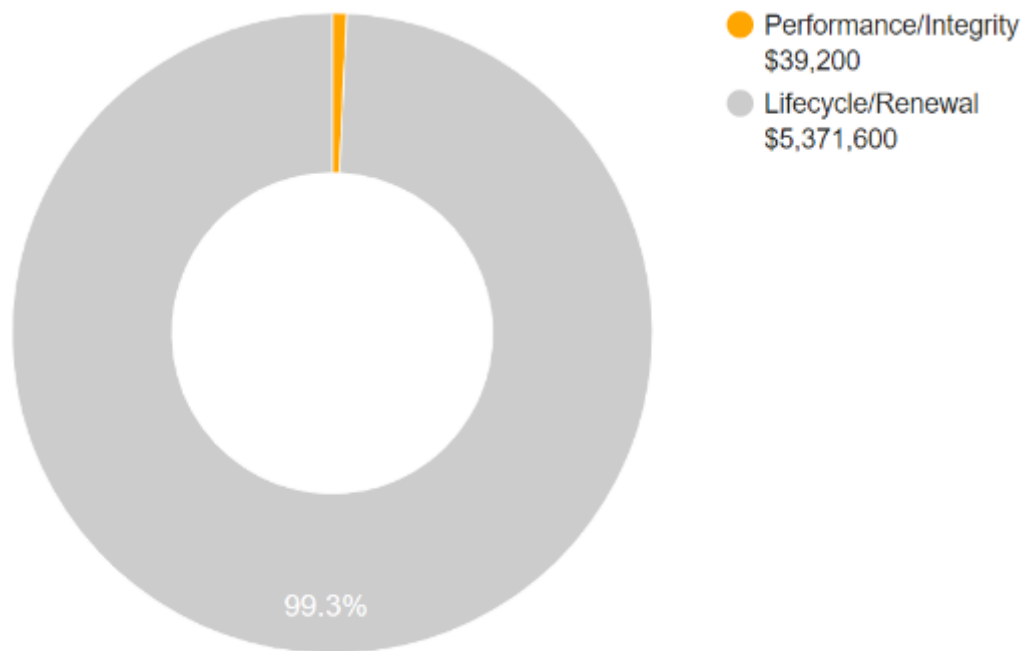
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,410,800

2. Administration Building



Administration Building: Systems Summary

Constructed/Renovated	2006 / 2014-2020	
Building/Group Size	9,379 SF	
Number of Stories	1	
System	Description	Condition
Structure	Steel frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with clay tiles	Fair
Interiors	Walls: Wallpaper, and ceramic tile Floors: Carpet, vinyl sheeting, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-system and exhaust fans	Fair

Administration Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main distribution panel Interior Lighting: LED, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

3. Buildings C, D, E, K



Buildings C, D, E, K: Systems Summary

Constructed/Renovated	2006 / 2014-2020	
Building/Group Size	Buildings C and K 13,900 SF each Buildings D and E 15,900 SF each	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame structures over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with clay tiles	Fair
Interiors	Walls: Wallpaper, ceramic tiles, and FRP Floors: Carpet, vinyl sheeting, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: exhaust fans	Fair

Buildings C, D, E, K: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main distribution panel Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Install missing water heater in building D.	

4. MPR / Kitchen



MPR / Kitchen: Systems Summary

Constructed/Renovated	2006 / 2014-2020	
Building/Group Size	6,900 SF	
Number of Stories	1	
System	Description	Condition
Structure	Steel frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with clay tiles	Fair
Interiors	Walls: Wallpaper, and ceramic tile Floors: Carpet, VCT, vinyl sheeting, ceramic tile, wood strip and unfinished concrete Ceilings: Painted gypsum board, ACT, wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-system, make-up air unit and exhaust fans	Fair

MPR / Kitchen: Systems Summary

Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main distribution panel Interior Lighting: LED, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Portable CC



Portable CC: Systems Summary

Constructed/Renovated	2006	
Building/Group Size	1,920 SF	
Number of Stories	1	
System	Description	Condition
Structure	Metal frame prefabricated modular structure	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Fiberglass paneling, FRP Floors: Carpet, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilet and sink in restrooms	Fair
HVAC	Wall-mounted packaged heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

Portable CC: Systems Summary

Electrical	Source and Distribution: Main distribution panel Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

6. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link, and wrought iron fencing; concrete wall dumpster and bicycle enclosures Playground structures and sports courts; field/lawn Limited picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: CFL	Fair
Ancillary Structures	Storage buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Significant longitudinal cracking at parking lot and basketball / playground areas	

7. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

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” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

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

However, this does not:

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

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

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

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

The campus was originally constructed in 2006. The campus has had limited renovation between 2014 and 2020.

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, in conjunction with the Temecula Valley Unified School District, (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Temecula Luiseno Elementary, 45754 Wolf Creek Drive North, 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.

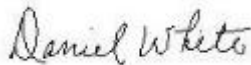
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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.

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12. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - LEFT ELEVATION



5 - BUILDING ELEVATION



6 - PORTABLE CC

Photographic Overview



7 - PARKING LOTS



8 - WALKWAY



9 - ACCESSIBLE PARKING AREA



10 - PROPERTY SIGNAGE



11 - STORAGE BUILDINGS



12 - SITE LIGHT

Photographic Overview



13 - FENCES AND GATES



14 - LUNCH SHELTER



15 - BASKETBALL COURT



16 - PLAYGROUND



17 - LANDSCAPING



18 - BACKFLOW PREVENTER

Photographic Overview



19 - DUMPSTER ENCLOSURE



20 - ROOFING



21 - ROOF SKYLIGHT



22 - ROOFING



23 - PORTABLE ROOFING



24 - EXTERIOR DOORS

Photographic Overview



25 - EXTERIOR WINDOW



26 - INTERIOR DOOR



27 - PACKAGED UNIT, RTU



28 - SPLIT SYSTEM DUCTLESS



29 - HEAT PUMP



30 - EXHAUST FAN

Photographic Overview



31 - WATER HEATER



32 - WATER HEATER



33 - GENERATOR



34 - SWITCHBOARD



35 - SECONDARY TRANSFORMER

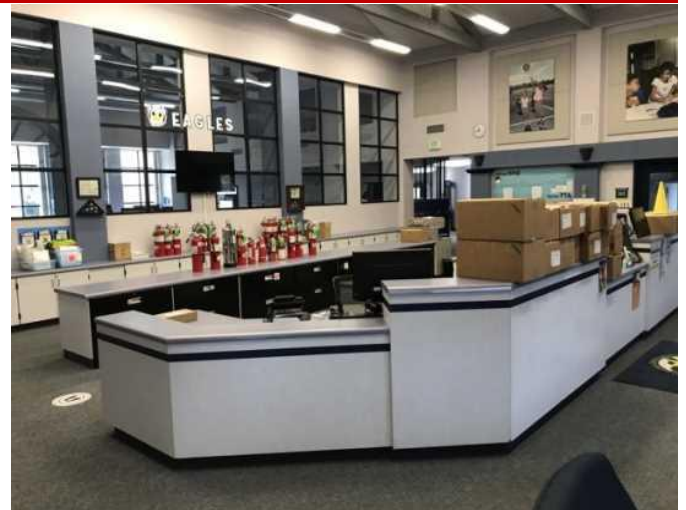


36 - ELECTRICAL SYSTEM, FULL SYSTEM

Photographic Overview



37 - FIRE ALARM PANEL



38 - FRONT OFFICE



39 - LOUNGE



40 - CONFERENCE ROOM



41 - LIBRARY



42 - MPR

Photographic Overview



43 - BUILDING K



44 - BUILDING C



45 - BUILDING D



46 - BUILDING K



47 - BUILDING CC



48 - STORAGE BUILDING

Photographic Overview



49 - COMMERCIAL KITCHEN



50 - TOILET PARTITIONS



51 - SINK/LAVATORY



52 - SINK, FAUCET HANDLES AND ACCESSORIES



53 - TOILET, CHILD-SIZED, REPLACE



54 - URINALS

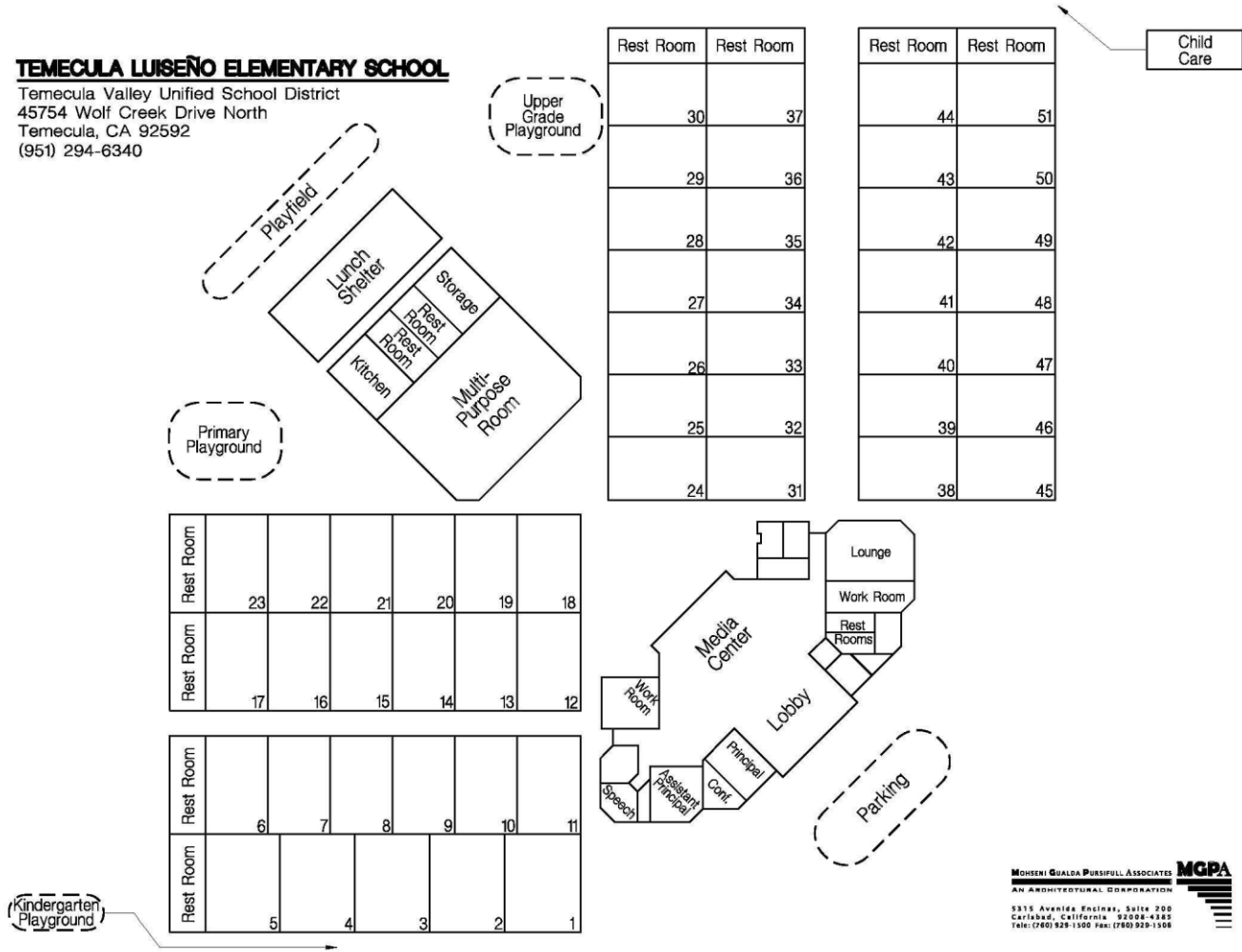
Appendix B:

Site Plans

Site Plan

TEMECULA LUISEÑO ELEMENTARY SCHOOL

Temecula Valley Unified School District
45754 Wolf Creek Drive North
Temecula, CA 92592
(951) 294-6340



MOHSENI GUALDA PURSIFULL ASSOCIATES
AN ARCHITECTURAL CORPORATION
5315 Avenida Encinas, Suite 200
Carlsbad, California 92008-4385
Tel: (760) 929-1500 Fax: (760) 929-1506



**BUREAU
VERITAS**

Project Number

150028.21R000-014.354

Source

Google

Project Name

Temecula Luiseno Elementary

On-Site Date

July 26, 2021 to July 27, 2021



Aerial Plan



**BUREAU
VERITAS**

Project Number

150028.21R000-014.354

Source

Google

Project Name

Temecula Luiseno Elementary

On-Site Date

July 26, 2021 to July 27, 2021



Appendix C:

Pre-Survey Questionnaire

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

Building / Facility Name: Temecula Luiseño Elementary School

Name of person completing form: _____

Title / Association with property: _____

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

Date Completed: _____

Phone Number: _____

Method of Completion: Choose an item.

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 2006		
2	Building size in SF	106,117		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors	2019	LVT replacement/moisture barrier
		HVAC		
		Electrical	2020	Interior LED converion
		Site Pavement	2017	Crack fill, seal coat, re-stripe, grind and overlay of basketball courts
		Accessibility		

QUESTION		RESPONSE									
4	List other significant capital improvements (focus on recent years; provide approximate date).	Asphalt Repair		X				X			\$73,619 2013, 2017
		Distributed Educational Content	X								\$43,695 2014
		Install/Upgrade WiFi Infrastructure	X					X			\$22,619 2014
		Security Door Locks		X			X				\$3,678 2014
		Security Fencing	X				X				\$24,000 2014
		Shade Structure on Playground	X								\$33,857 2014
		Sidewalk Expansion	X				X				\$20,000 2014
		Teaching Boards w/ Projectors & Amplification	X					X			\$375,261 2014
		Solar Collectors for School	X								\$0 2015
		Flooring: Halls and MPR		X							\$234,554 2015
		Energy Management System Upgrade		X							\$18,778 2020
		Interior light conversion to LED		X				X			\$35,000 2020
		Security Cameras	X				X	X			\$7,358 2020
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 “ <i>Not Applicable</i> ”, Unk indicates “ <i>Unknown</i> ”)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality 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			

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	
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.					
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: Temecula Luiseno Elementary

BV Project Number: 150028.21R000 - 014.354

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?			✗	
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?		✗		

Abbreviated Accessibility Checklist

Parking



Overview of accessible parking area



Close-up of stall area of accessible parking

	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 pathway

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

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✗			
8	Do ramps on an accessible route appear to have compliant handrails ?	✗			

Abbreviated Accessibility Checklist

Building Entrances



Main accessible entrance



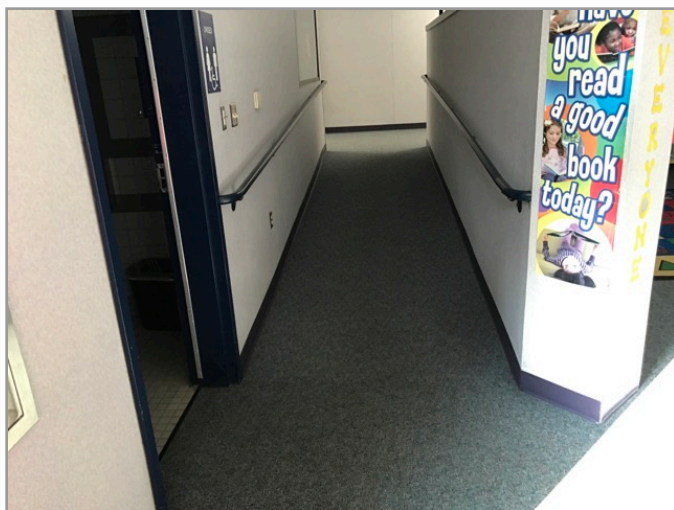
Additional entrance

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path ramp



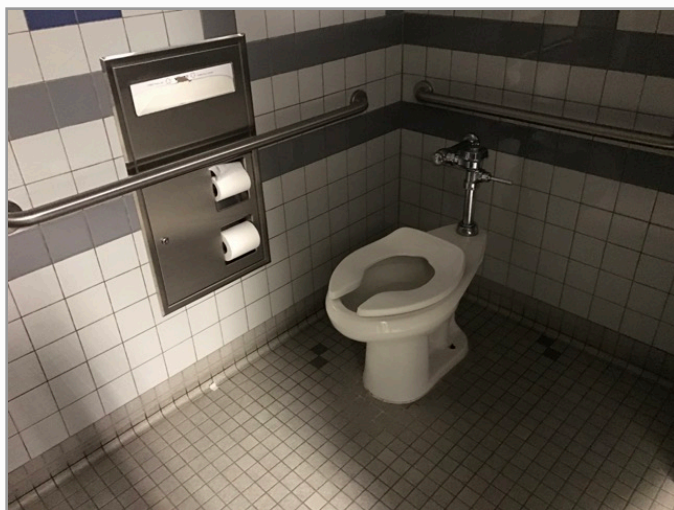
Door hardware

	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 ?	✗			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	×			
8	Do public transaction areas have an accessible, lowered service counter section ?	×			
9	Do public telephones appear mounted with an accessible height and location ?			×	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	×			
11	Do doors at interior accessible routes appear to have compliant hardware ?	×			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	×			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	×			

Abbreviated Accessibility Checklist

Public Restrooms



Toilet stall overview



Sink, faucet handles and accessories

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



Countertop 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 ?	✗			

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Accessible route to playground



Overview of playground

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

Appendix E:

Component Condition Report

Component Condition Report | Temecula Luiseno Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10,500 SF	5	3166099
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	22	15	3166194
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	14	25	3166247
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	3,800 SF	35	3166332
B3010	Main roof	Fair	Roofing, Modified Bitumen	7,400 SF	5	3166183
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	6	15	3166196
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	39	15	3170594
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	25	25	3166122
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,800 SF	10	3166318
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	5	3166111
C2010	Throughout	Fair	Wall Finishes, Wallpaper	10,500 SF	8	3166189
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	700 SF	25	3166151
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	700 SF	8	3166035
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	3166016
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	300 SF	25	3165989
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	5	3166219
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,379 SF	25	3166239
D2010	Common area restrooms	Fair	Urinal, Waterless	1	15	3166152
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	3166210
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	3166115
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	3166205
D2010	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	3166248
D2010	Building interior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	3166084
D2010	Common area restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	15	3166182
D2010	Common area restrooms	Fair	Toilet, Commercial Water Closet	5	15	3166223
D2010	Custodian closet	Fair	Water Heater, Gas, Residential	1	5	3166028
HVAC						
D3030	Main roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	3	3166320
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166297
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166059
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166340
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166185
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166199

Component Condition Report Temecula Luiseno Elementary / Administration Building						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	IT room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 401 to 800 CFM	1	10	3176263
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166177
D3060	Main roof	Fair	Exhaust Fan, Roof Mounted, 16" Damper	1	5	3166337
D3060	Main roof	Fair	Exhaust Fan, Roof Mounted, 12" Damper	1	5	3166331
D3060	Main roof	Fair	Exhaust Fan, Roof Mounted, 16" Damper	1	5	3166118
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	9,379 SF	10	3166077
D4010	Fire riser room	Fair	Supplemental Components, Fire Riser, Dry	1	25	3166261
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	3166330
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	3166365
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown	1	15	3166187
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	3166280
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	9,379 SF	25	3165980
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,379 SF	19	3166052
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade	1	5	3165961
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	9,379 SF	14	3166293
D7050	Lobby	Fair	Fire Alarm Panel, Multiplex	1	8	3166260
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,379 SF	7	3166326
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	8	3165974
Equipment & Furnishings						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	3166284
E1060	Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	3166153
E1060	Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	3166075
E1060	Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	3166113
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	25	3166168
E2010	Throughout	Fair	Casework, Cabinetry, Hardwood Standard	180 LF	6	3166104
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	32	5	3166166
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	5	3166054
Component Condition Report Temecula Luiseno Elementary / Building C						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10,500 SF	5	3166040
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	15	3166277
B2050	Throughout	Fair	Exterior Door, Steel, Standard	22	25	3165976

Component Condition Report | Temecula Luiseno Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	3,900 SF	35	3166071
B3010	Main roof	Fair	Roofing, Modified Bitumen	13,900 SF	5	3166273
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	8	15	3166101
Interiors						
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	20	25	3166317
C1030	Throughout building	Fair	Door Hardware, School, per Door	42	15	3170593
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,500 SF	10	3166268
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	5	3166224
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	15	3166255
C2010	Throughout	Fair	Wall Finishes, Wallpaper	22,500 SF	8	3166117
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	25	3166123
C2030	Hallway	Good	Flooring, Vinyl Sheeting	2,000 SF	13	3166030
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	500 SF	25	3166108
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	11,000 SF	5	3166347
C2050	Common area restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	5	3165968
Plumbing						
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	15	3166192
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3165984
D2010	Common area restrooms	Fair	Urinal, Waterless	4	15	3166093
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	3166202
D2010	Custodian closet	Fair	Water Heater, Electric, Residential	1	5	3166074
D2010	Common area restrooms	Fair	Toilet, Child-Sized	10	15	3166303
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,900 SF	25	3166207
D2010	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	15	3166003
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	15	3166251
HVAC						
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	13,900 SF	15	3166139
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166366
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166041
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166307
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166163
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166170
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166272
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166089
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166173
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166230
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3165964

Component Condition Report | Temecula Luiseno Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3165995
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166258
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166360
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166186
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166240
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166329
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166144
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3165994
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166141
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166294
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	13,900 SF	10	3166000
D4010	Fire riser room	Fair	Supplemental Components, Fire Riser, Dry	1	25	3166200
D4030	Throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	9	3166175
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	13,900 SF	25	3166369
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown	1	15	3166338
D5020	Electrical closet	Fair	Distribution Panel, 277/480 V	1	15	3166125
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,900 SF	19	3166114
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	5	3166324
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	13,900 SF	14	3165996
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	13,900 SF	7	3166243
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Cabinetry, Hardwood Standard	180 LF	6	3166289
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	25	3166069
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3166335

Component Condition Report | Temecula Luiseno Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	12,500 SF	6	3166208
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	15	3165966
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	22	25	3166234
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	4,500 SF	35	3166087
B3010	Main roof	Fair	Roofing, Modified Bitumen	15,900 SF	5	3166355

Component Condition Report | Temecula Luiseno Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	8	15	3166343
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	42	15	3170595
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	22	25	3166022
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,400 SF	10	3165962
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	5	3166012
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	25	3166065
C2010	Throughout	Fair	Wall Finishes, Wallpaper	24,500 SF	6	3166244
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	15	3166005
C2030	Hallway	Good	Flooring, Vinyl Sheeting	2,500 SF	14	3165999
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	500 SF	25	3166073
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	12,000 SF	6	3166062
C2050	Common area restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	5	3165970
Plumbing						
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	15	3166315
D2010	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	15	3166295
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,900 SF	25	3166164
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3166214
D2010	Common area restrooms	Fair	Toilet, Child-Sized	10	15	3166162
D2010	Common area restrooms	Fair	Urinal, Waterless	4	15	3166292
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	15	3166298
D2010	Custodian closet	Failed	Water Heater, Electric, Residential	1	0	3166252
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	3166262
HVAC						
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166241
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166266
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166142
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3165951
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166096
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166097
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166238
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	15,900 SF	15	3166312
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166180
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166112
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166102
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166079
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3165979
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166020

Component Condition Report | Temecula Luiseno Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166159
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166190
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166044
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3166235
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3166184
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3166154
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3166135
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166256
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166143
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166179
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	15,900 SF	10	3165986
D4010	Fire riser room	Fair	Supplemental Components, Fire Riser, Dry	1	25	3166171
D4030	Throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	10	3166039
Electrical						
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown	1	15	3166116
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	15,900 SF	25	3166092
D5020	Electrical closet	Fair	Distribution Panel, 277/480 V	1	15	3166176
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,900 SF	19	3166156
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, School	1	5	3166120
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	15,900 SF	14	3166344
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	15,900 SF	7	3166209
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Cabinetry, Hardwood Standard	180 LF	6	3166353
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	25	3166145
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3166227

Component Condition Report | Temecula Luiseno Elementary / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	12,500 SF	6	3166341
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	15	3165967
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	22	25	3166134
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	4,500 SF	35	3166215
B3010	Main roof	Fair	Roofing, Modified Bitumen	15,900 SF	5	3166132

Component Condition Report | Temecula Luiseno Elementary / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	8	15	3165991
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	42	15	3170596
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	22	25	3166160
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,400 SF	10	3166309
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	5	3166080
C2010	Throughout	Fair	Wall Finishes, Wallpaper	22,500 SF	9	3166181
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	15	3166306
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	25	3166031
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	12,000 SF	6	3166126
C2030	Hallway	Fair	Flooring, Vinyl Sheeting	2,500 SF	8	3166276
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	500 SF	25	3166013
C2050	Common area restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	6	3166107
Plumbing						
D2010	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	15	3166267
D2010	Common area restrooms	Fair	Urinal, Waterless	4	15	3166057
D2010	Common area restrooms	Fair	Toilet, Child-Sized	10	15	3165977
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,900 SF	25	3166033
D2010	Custodian closet	Fair	Water Heater, Electric, Residential	1	5	3166036
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	15	3166063
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	3166217
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3166191
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	15	3165990
HVAC						
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166094
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166038
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166066
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166204
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166147
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166002
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166218
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3165988
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166010
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166167
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166212
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166250
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166286
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166131

Component Condition Report | Temecula Luiseno Elementary / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166037
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166352
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	15,900 SF	15	3166133
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166281
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166325
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166288
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166138
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166136
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	15,900 SF	10	3166282
D4010	Fire riser room	Fair	Supplemental Components, Fire Riser, Dry	1	25	3166228
D4030	Throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	10	3165952
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	15,900 SF	25	3166095
D5020	Electrical closet	Fair	Distribution Panel, 277/480 V	1	15	3166257
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown	1	15	3166351
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,900 SF	19	3166342
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	5	3165959
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	15,900 SF	14	3166275
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	15,900 SF	7	3166327
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	25	3166270
E2010	Throughout	Fair	Casework, Cabinetry, Hardwood Standard	180 LF	6	3165957
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3166305

Component Condition Report | Temecula Luiseno Elementary / Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10,500 SF	6	3166155
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	15	3166064
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	22	25	3166232
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	3,900 SF	35	3166253
B3010	Main roof	Fair	Roofing, Modified Bitumen	13,900 SF	5	3166127
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	8	15	3166017
Interiors						

Component Condition Report | Temecula Luiseno Elementary / Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	22	25	3166323
C1030	Throughout building	Fair	Door Hardware, School, per Door	42	15	3170597
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,500 SF	10	3165973
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	5	3166081
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	15	3166206
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	25	3166110
C2010	Throughout	Fair	Wall Finishes, Wallpaper	22,500 SF	9	3166053
C2030	Hallway	Good	Flooring, Vinyl Sheeting	2,000 SF	14	3166169
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	11,000 SF	6	3166367
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	500 SF	25	3166279
C2050	Common area restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	6	3166068
Plumbing						
D2010	Common area restrooms	Fair	Urinal, Waterless	4	15	3166287
D2010	Common area restrooms	Fair	Toilet, Child-Sized	10	15	3166049
D2010	Custodian closet	Fair	Water Heater, Electric, Residential	1	5	3166254
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	15	3166140
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	15	3166060
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,900 SF	25	3166363
D2010	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	15	3166314
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3166354
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	3166242
HVAC						
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166004
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166220
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166100
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3165958
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166098
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166105
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166172
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3165993
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166213
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166014
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	13,900 SF	15	3166245
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166083
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166368
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166334
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166174
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166149

Component Condition Report | Temecula Luiseno Elementary / Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Fire riser room	Fair	Supplemental Components, Fire Riser, Dry	1	25	3166034
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	13,900 SF	10	3166362
D4030	Throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	10	3166264
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	13,900 SF	25	3166056
D5020	Electrical closet	Fair	Distribution Panel, 277/480 V	1	15	3166233
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown	1	15	3166229
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,900 SF	19	3166316
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	5	3166226
D7030	Throughout	Fair	Security/Surveillance System, Full System Upgrade, Average Density	13,900 SF	9	3166091
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	13,900 SF	7	3166322
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	25	3166193
E2010	Throughout	Fair	Casework, Cabinetry, Hardwood Standard	180 LF	6	3166078
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3166201

Component Condition Report | Temecula Luiseno Elementary / MPR / Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	8,500 SF	6	3166119
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	15	3165998
B2050	Serving area	Fair	Overhead/Dock Door, any type, by SF, Refinish	1	5	3165965
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	16	25	3166161
Roofing						
B3010	Main roof	Fair	Roofing, Modified Bitumen	13,100 SF	5	3166042
B3010	Roof	Good	Roofing, Clay/Concrete Tile	3,900 SF	35	3166015
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	6	15	3166150
Interiors						
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	10	25	3166130
C1030	Throughout building	Fair	Door Hardware, School, per Door	26	15	3170598
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	10	3166029
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	5	3166302
C2010	Throughout	Fair	Wall Finishes, Wallpaper	7,500 SF	9	3166269
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	25	3166198
C2030	Throughout	Good	Flooring, Vinyl Sheeting	1,200 SF	14	3166106

Component Condition Report | Temecula Luiseno Elementary / MPR / Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Storage	Fair	Flooring, Vinyl Tile (VCT)	400 SF	9	3166148
C2030	Restroom	Fair	Flooring, Ceramic Tile	250 SF	25	3166195
C2030	Commercial kitchen	Fair	Flooring, Quarry Tile	800 SF	35	3166047
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	5	3166301
C2030	Stage	Fair	Flooring, Wood, Strip	500 SF	15	3166348
C2050	Throughout	Fair	Ceiling Finishes, Wood Paneling	1,800 SF	15	3165987
C2050	Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	6	3166055
Plumbing						
D2010	Custodian closet	Fair	Water Heater, Gas, Residential	1	5	3166121
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,900 SF	25	3166328
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	11	15	3166137
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	3166310
D2010	Common area restrooms	Fair	Toilet, Commercial Water Closet	11	15	3165978
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	9	3166197
D2010	Common area restrooms	Fair	Urinal, Waterless	4	15	3166271
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	3165982
HVAC						
D3030	Main roof	Fair	Split System Ductless, Single Zone	1	4	3165975
D3050	Main roof	Fair	Make-Up Air Unit, MUA or MAU	1	5	3165969
D3050	Upper roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3165981
D3050	Upper roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3166296
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	3165985
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3166023
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	6	3166048
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3166061
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3166290
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3166027
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	3166001
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166043
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3165997
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3166321
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	6	3166285
Fire Protection						
D4010	Fire riser room	Fair	Supplemental Components, Fire Riser, Dry	1	25	3166203
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,900 SF	10	3166319
D4030	Throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	10	3166157
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	6,900 SF	25	3166222

Component Condition Report Temecula Luiseno Elementary / MPR / Kitchen						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown	1	15	3166045
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown	1	15	3166088
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	3166007
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,900 SF	19	3166364
Fire Alarm & Electronic Systems						
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	6,900 SF	14	3166188
D7050	Lobby	Fair	Fire Alarm Panel, Multiplex	1	9	3165983
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,900 SF	7	3166046
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	6	3166274
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	3166359
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	3166291
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	3166300
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	3166025
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	3166165
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3166265
Component Condition Report Temecula Luiseno Elementary / Portables CC						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,500 SF	6	3166225
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	4	15	3166349
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	2	25	3166085
Roofing						
B3010	Main roof	Fair	Roofing, Metal	1,920 SF	25	3166006
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	5	15	3170599
C1030	Throughout	Fair	Interior Door, Wood, Hollow-Core Residential	3	5	3166345
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,920 SF	10	3166008
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	150 SF	15	3168190
C2010	Throughout	Fair	Wall Finishes, Fiberglass Paneling	2,200 SF	35	3166103
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	1,100 SF	6	3166278
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	800 SF	9	3166231
Plumbing						
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	3166051
D2010	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	3165956
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	15	3166178

Component Condition Report | Temecula Luiseno Elementary / Portables CC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted	1	10	3166086
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted	1	10	3165955
Fire Protection						
D4030	Throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	2	10	3166128
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	1,920 SF	25	3166067
D5020	Building interior	Fair	Distribution Panel, 120/208 V	1	15	3165963
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,920 SF	19	3166249
D5040	Main entrance	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	6	3166356
Fire Alarm & Electronic Systems						
D7050	Building interior	Fair	Fire Alarm Panel, Multiplex	1	9	3166082
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	1,920 SF	7	3165971
Equipment & Furnishings						
E1040	Building interior	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	3166350
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	3166090
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	3166304
E1060	Kitchen	Fair	Residential Appliances, Microwave	1	5	3166109
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	28 LF	25	3166009
E2010	Throughout	Fair	Casework, Cabinetry, Hardwood Standard	28 LF	5	3166032
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	3166216

Component Condition Report | Temecula Luiseno Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Storage buildings	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,900 SF	6	3166058
B2050	Storage buildings	Fair	Exterior Door, Steel, Standard	4	25	3166308
Roofing						
B3010	Storage buildings	Good	Roofing, Clay/Concrete Tile	2,000 SF	35	3166357
B3010	Lunch shelter	Fair	Roofing, Modified Bitumen	1,950 SF	5	3166021
Interiors						
C2010	Storage buildings	Fair	Wall Finishes, any surface, Prep & Paint	2,800 SF	6	3166361
C2030	Storage buildings	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,800 SF	5	3165972
C2050	Storage buildings	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,800 SF	5	3166246
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3166076
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3166070

Component Condition Report | Temecula Luiseno Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3166011
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	15	3166283
Electrical						
D5010	Generator room	Fair	Generator, Diesel	1	10	3165992
D5020	Generator room	Fair	Switchboard, 277/480 V	1	25	3166299
D5020	Storage buildings	Fair	Distribution Panel, 120/208 V	1	15	3166236
D5020	Storage buildings	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	1,800 SF	25	3166019
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	15	3166024
D5040	Storage buildings	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,800 SF	10	3166263
Pedestrian Plazas & Walkways						
G2010	Basketball court & playground	Poor	Basketball/Tennis/Play Court, Pavement, Asphalt, Repair	3,000 SF	0	3166124
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	75,000 SF	19	3166333
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	75,000 SF	3	3165954
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Repair	1,800 SF	0	3166129
G2030	Sidewalk	Good	Sidewalk, Concrete, Large Areas	32,000 SF	38	3166346
Athletic, Recreational & Playfield Areas						
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	13	3166211
G2050	Playground	Good	Playfield Surfaces, Chips Wood, 3" Depth	13,000 SF	3	3166311
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	6	10	3166336
G2050	Basketball court & playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	95,000 SF	3	3166026
G2050	Playground	Fair	Play Structure, Multipurpose, Small	2	10	3166146
G2050	Basketball court & playground	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	95,000 SF	18	3166050
Sitework						
G2060	Main entrance	Fair	Bike Rack, Fixed 6-10 Bikes	12	10	3165953
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	2,200 LF	25	3166259
G2060	Trash enclosure	Fair	Dumpster Enclosure, Gates, Metal, Replace/Install	8	5	3166339
G2060	Lunch shelter	Fair	Picnic Table, Metal Powder-Coated	64	10	3165960
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	85 LF	25	3166313
G2060	Parking lot	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	3166237
G2080	Landscaping	Fair	Irrigation System, Control Panel	1	5	3166221
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	138,000 SF	10	3166158
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	13	3166358
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	28	13	3166018

Appendix F:

Replacement Reserves

Unifor mat 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
D5020	Electrical room	3166280	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,214.00	\$2,214																\$2,214						\$2,214
D5040	Throughout	3166052	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	9379	SF	\$8.86	\$83,060																				\$83,060		\$83,060
D6060	Throughout	3165961	Intercom/PA System, Public Address Upgrade, Replace	20	15	5	1	EA	\$4,981.50	\$4,982						\$4,982																\$4,982
D7030	Throughout	3166293	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	9379	SF	\$2.21	\$20,765															\$20,765							\$20,765
D7050	Throughout	3166326	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	13	7	9379	SF	\$2.21	\$20,765								\$20,765														\$20,765
D7050	Lobby	3166260	Fire Alarm Panel, Multiplex, Replace	15	7	8	1	EA	\$4,428.00	\$4,428									\$4,428													\$4,428
D7050	Electrical room	3165974	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$16,605.00	\$16,605									\$16,605													\$16,605
E1040	Lobby	3166284	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,660.50	\$1,661						\$1,661										\$1,661						\$3,321
E1060	Lounge	3166153	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	1	EA	\$664.20	\$664																						\$664
E1060	Lounge	3166075	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	1	EA	\$664.20	\$664																						\$664
E1060	Lounge	3166113	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	1	EA	\$664.20	\$664																						\$664
E2010	Throughout	3166104	Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	180	LF	\$332.10	\$59,778							\$59,778															\$59,778
G2060	Building exterior	3166166	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	32	EA	\$166.05	\$5,314						\$5,314																\$5,314
G4050	Building exterior	3166054	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	12	EA	\$442.80	\$5,314						\$5,314																\$5,314
Totals, Unescalated											\$0	\$0	\$0	\$4,428	\$0	\$280,237	\$59,778	\$20,765	\$55,350	\$1,993	\$48,784	\$0	\$0	\$0	\$20,765	\$180,441	\$0	\$0	\$4,428	\$83,060	\$2,325	\$762,354
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$4,839	\$0	\$324,872	\$71,378	\$25,538	\$70,116	\$2,600	\$65,561	\$0	\$0	\$0	\$31,409	\$281,121	\$0	\$0	\$7,538	\$145,647	\$4,199	\$1,034,818
* Markup/LocationFactor (1.107) has been included in unit costs.																																
Temecula Luiseno Elementary / Building C																																
Unifor mat 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
B2010	Building exterior	3166040	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	10500	SF	\$3.32	\$34,871						\$34,871										\$34,871						\$69,741
B2020	Building exterior	3166277	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	24	EA	\$1,051.65	\$25,240																\$25,240						\$25,240
B3010	Main roof	3166273	Roofing, Modified Bitumen, Replace	20	15	5	13900	SF	\$11.07	\$153,873						\$153,873																\$153,873
B3060	Main roof	3166101	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	8	EA	\$1,439.10	\$11,513																\$11,513						\$11,513
C1030	Throughout building	3170593	Door Hardware, School, per Door, Replace	30	15	15	42	EA	\$442.80	\$18,598																\$18,598						\$18,598
C1070	Throughout	3166268	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	12500	SF	\$3.87	\$48,431											\$48,431											\$48,431
C1090	Common area restrooms	3166224	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	10	EA	\$830.25	\$8,303						\$8,303																\$8,303
C2010	Restroom	3166255	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	300	SF	\$17.71	\$5,314																\$5,314						\$5,314
C2010	Throughout	3166117	Wall Finishes, Wallpaper, Replace	15	7	8	22500	SF	\$2.44	\$54,797									\$54,797													\$54,797
C2030	Hallway	3166030	Flooring, Vinyl Sheetting, Replace	15	2	13	2000	SF	\$7.75	\$15,498														\$15,498								\$15,498
C2030	Throughout	3166347	Flooring, Carpet, Commercial Standard, Replace	10	5	5	11000	SF	\$8.30	\$91,328						\$91,328										\$91,328						\$182,655
C2050	Common area restrooms	3165968	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	700	SF	\$2.21	\$1,550						\$1,550										\$1,550						\$3,100
D2010	Custodian closet	3166074	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$608.85	\$609						\$609														\$609		\$1,218
D2010	Building exterior	3165984	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,660.50	\$1,661						\$1,661														\$1,661		\$3,321
D2010	Restroom	3166192	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,439.10	\$2,878																\$2,878						\$2,878
D2010	Common area restrooms	3166093	Urinal, Waterless, Replace	30	15	15	4	EA	\$664.20	\$2,657																\$2,657						\$2,657
D2010	Common area restrooms	3166303	Toilet, Child-Sized, Replace	30	15	15	10	EA	\$996.30	\$9,963																\$9,963						\$9,963
D2010	Throughout	3166003	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	10	EA	\$1,328.40	\$13,284																						

Uniform Format 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
D3050	Main roof	3166159	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Main roof	3166190	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Main roof	3166044	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Throughout	3166312	HVAC System, Ductwork, Medium Density, Replace	30	15	15	15900	SF	\$4.43	\$70,405																\$70,405						\$70,405
D3060	Main roof	3166235	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,656.80	\$2,657						\$2,657																\$2,657
D3060	Main roof	3166184	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,656.80	\$2,657						\$2,657																\$2,657
D3060	Main roof	3166154	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,656.80	\$2,657						\$2,657																\$2,657
D3060	Main roof	3166135	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,656.80	\$2,657						\$2,657																\$2,657
D3060	Main roof	3166256	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D3060	Main roof	3166143	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D3060	Main roof	3166179	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D4010	Throughout	3165986	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	15900	SF	\$1.66	\$26,402											\$26,402											\$26,402
D4030	Throughout	3166039	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	6	EA	\$166.05	\$996											\$996									\$996		\$1,993
D5020	Main roof	3166116	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$11,070.00	\$11,070																\$11,070						\$11,070
D5020	Electrical closet	3166176	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$5,867.10	\$5,867																\$5,867						\$5,867
D5040	Throughout	3166156	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	15900	SF	\$8.86	\$140,810																				\$140,810		\$140,810
D6060	Throughout	3166120	Intercom/PA System, Public Address Upgrade, School, Replace	20	15	5	1	EA	\$4,981.50	\$4,982						\$4,982																\$4,982
D7030	Throughout	3166344	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	15900	SF	\$2.21	\$35,203															\$35,203							\$35,203
D7050	Throughout	3166209	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	13	7	15900	SF	\$2.21	\$35,203							\$35,203															\$35,203
E2010	Throughout	3166353	Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	180	LF	\$332.10	\$59,778						\$59,778																\$59,778
G4050	Building exterior	3166227	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$442.80	\$5,314											\$5,314											\$5,314
Totals, Unescalated											\$609	\$0	\$0	\$0	\$0	\$363,871	\$260,588	\$35,203	\$0	\$0	\$84,630	\$0	\$0	\$0	\$54,575	\$198,873	\$141,143	\$0	\$0	\$140,810	\$3,542	\$1,283,843
Totals, Escalated (3.0% inflation, compounded annually)											\$609	\$0	\$0	\$0	\$0	\$421,826	\$311,155	\$43,295	\$0	\$0	\$113,736	\$0	\$0	\$0	\$82,550	\$309,837	\$226,492	\$0	\$0	\$246,912	\$6,398	\$1,762,810

* Markup/LocationFactor (1.107) has been included in unit costs.

Temecula Luiseno Elementary / Building E																																		
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		
B2010	Building exterior	3166341	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	12500	SF	\$3.32	\$41,513							\$41,513										\$41,513						\$83,025	
B2020	Building exterior	3165967	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	24	EA	\$1,051.65	\$25,240																\$25,240							\$25,240	
B3010	Main roof	3166132	Roofing, Modified Bitumen, Replace	20	15	5	15900	SF	\$11.07	\$176,013						\$176,013																	\$176,013	
B3060	Main roof	3165991	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	8	EA	\$1,439.10	\$11,513																\$11,513							\$11,513	
C1030	Throughout building	3170596	Door Hardware, School, per Door, Replace	30	15	15	42	EA	\$442.80	\$18,598																\$18,598							\$18,598	
C1070	Throughout	3166309	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	13400	SF	\$3.87	\$51,918											\$51,918												\$51,918	
C1090	Common area restrooms	3166080	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	10	EA	\$830.25	\$8,303						\$8,303																		\$8,303
C2010	Restroom	3166306	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	300	SF	\$17.71	\$5,314																\$5,314								\$5,314
C2010	Throughout	3166181	Wall Finishes, Wallpaper, Replace	15	6	9	22500	SF	\$2.44	\$54,797										\$54,797														\$54,797
C2030	Hallway	3166276	Flooring, Vinyl Sheeting, Replace	15	7	8	2500	SF	\$7.75	\$19,373									\$19,373															\$19,373
C2030	Throughout	3166126	Flooring, Carpet, Commercial Standard, Replace	10	4	6	12000	SF	\$8.30	\$99,630							\$99,630										\$99,630							\$199,260
C2050	Common area restrooms	3166107	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	700	SF	\$2.21	\$1,550							\$1,550										\$1,550							\$3,100
D2010	Custodian closet	3166036	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$608.85	\$609						\$609																\$609	\$1,218	
D2010	Building exterior	3166191	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,660.50	\$1,661						\$1,661																\$1,661	\$3,321	
D2010	Throughout	3166267	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	10	EA	\$1,328.40	\$13,284																\$13,284								\$13,284
D2010	Common area restrooms	3166057	Urinal, Waterless, Replace	30	15	15	4	EA	\$664.20	\$2,657																\$2,657								\$2,657
D2010	Common area restrooms	3165977	Toilet, Child-Sized, Replace	30	15	15	10	EA	\$996.30	\$9,963																\$9,963								\$9,963
D2010	Restroom	3166063	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,439.10	\$2,878																\$2,878								\$2,878
D2010	Common area restrooms	3165990	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	12	EA	\$1,660.50	\$19,926																\$19,926								\$19,926
D2010	Custodian closet	3166217	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$885.60	\$886																						\$886	\$886	
D3050	Main roof	3166094	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																		\$9,963
D3050	Main roof	3166038	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$8,302.50	\$8,303						\$8,303																		\$8,303
D3050	Main roof	3166066	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																		\$9,963
D3050	Main roof	3166204	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																		\$9,963
D3050	Main roof	3166147	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$8,302.50	\$8,303						\$8,303																		\$8,303
D3050	Main roof	3166002	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																		\$9,963
D3050	Main roof	3166218	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																		\$9,963
D3050	Main roof	3165988	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																		\$9,963

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
D3050	Main roof	3166010	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Main roof	3166167	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Main roof	3166212	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Main roof	3166250	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Main roof	3166286	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Main roof	3166131	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Main roof	3166037	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Main roof	3166352	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963
D3050	Throughout	3166133	HVAC System, Ductwork, Medium Density, Replace	30	15	15	15900	SF	\$4.43	\$70,405																\$70,405						\$70,405
D3060	Main roof	3166281	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D3060	Main roof	3166325	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D3060	Main roof	3166288	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D3060	Main roof	3166138	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D3060	Main roof	3166136	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D4010	Throughout	3166282	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	15900	SF	\$1.66	\$26,402											\$26,402											\$26,402
D4030	Throughout	3165952	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	6	EA	\$166.05	\$996											\$996										\$996	\$1,993
D5020	Main roof	3166351	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$11,070.00	\$11,070																\$11,070						\$11,070
D5020	Electrical closet	3166257	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$5,867.10	\$5,867																\$5,867						\$5,867
D5040	Throughout	3166342	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	15900	SF	\$8.86	\$140,810																				\$140,810		\$140,810
D6060	Throughout	3165959	Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	15	5	1	EA	\$4,981.50	\$4,982						\$4,982																\$4,982
D7030	Throughout	3166275	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	15900	SF	\$2.21	\$35,203															\$35,203							\$35,203
D7050	Throughout	3166327	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	13	7	15900	SF	\$2.21	\$35,203								\$35,203														\$35,203
E2010	Throughout	3165957	Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	180	LF	\$332.10	\$59,778							\$59,778															\$59,778
G4050	Building exterior	3166305	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$442.80	\$5,314											\$5,314											\$5,314
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$355,402	\$202,470	\$35,203	\$19,373	\$54,797	\$84,630	\$0	\$0	\$0	\$35,203	\$196,714	\$142,692	\$0	\$0	\$140,810	\$4,151	\$1,271,445
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$412,009	\$241,760	\$43,295	\$24,541	\$71,497	\$113,736	\$0	\$0	\$0	\$53,247	\$306,474	\$228,979	\$0	\$0	\$246,912	\$7,498	\$1,749,947

Temecula Luiseno Elementary / Building K

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			
B2010	Building exterior	3166155	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	10500	SF	\$3.32	\$34,871							\$34,871									\$34,871						\$69,741			
B2020	Building exterior	3166064	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	24	EA	\$1,051.65	\$25,240																\$25,240						\$25,240			
B3010	Main roof	3166127	Roofing, Modified Bitumen, Replace	20	15	5	13900	SF	\$11.07	\$153,873						\$153,873																\$153,873			
B3060	Main roof	3166017	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	8	EA	\$1,439.10	\$11,513																	\$11,513						\$11,513		
C1030	Throughout building	3170597	Door Hardware, School, per Door, Replace	30	15	15	42	EA	\$442.80	\$18,598																\$18,598							\$18,598		
C1070	Throughout	3165973	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	12500	SF	\$3.87	\$48,431											\$48,431												\$48,431		
C1090	Common area restrooms	3166081	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	10	EA	\$830.25	\$8,303						\$8,303																		\$8,303	
C2010	Restroom	3166206	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	300	SF	\$17.71	\$5,314																	\$5,314							\$5,314	
C2010	Throughout	3166053	Wall Finishes, Wallpaper, Replace	15	6	9	22500	SF	\$2.44	\$54,797										\$54,797														\$54,797	
C2030	Hallway	3166169	Flooring, Vinyl Sheeting, Replace	15	1	14	2000	SF	\$7.75	\$15,498															\$15,498									\$15,498	
C2030	Throughout	3166367	Flooring, Carpet, Commercial Standard, Replace	10	4	6	11000	SF	\$8.30	\$91,328							\$91,328											\$91,328							\$182,655
C2050	Common area restrooms	3166068	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	700	SF	\$2.21	\$1,550							\$1,550											\$1,550							\$3,100
D2010	Custodian closet	3166254	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$608.85	\$609						\$609															\$609			\$1,218	
D2010	Building exterior	3166354	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,660.50	\$1,661						\$1,661															\$1,661				\$3,321
D2010	Common area restrooms	3166287	Urinal, Waterless, Replace	30	15	15	4	EA	\$664.20	\$2,657																	\$2,657								\$2,657
D2010	Common area restrooms	3166049	Toilet, Child-Sized, Replace	30	15	15	10	EA	\$996.30	\$9,963																	\$9,963								\$9,963
D2010	Restroom	3166140	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,439.10	\$2,878																	\$2,878								\$2,878
D2010	Common area restrooms	3166060	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	12	EA	\$1,660.50	\$19,926																	\$19,926								\$19,926
D2010	Throughout	3166314	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	10	EA	\$1,328.40	\$13,284																	\$13,284								\$13,284
D2010	Custodian closet	3166242	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$885.60	\$886																						\$886			\$886
D3050	Main roof	3166004	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																			\$9,963
D3050	Main roof	3166220	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																			\$9,963
D3050	Main roof	3166100	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																			\$9,963
D3050	Main roof	3165958	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,963.00	\$9,963						\$9,963																			\$9,963

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		
D3050	Main roof	3165985	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$8,302.50	\$8,303						\$8,303																\$8,303		
D3060	Main roof	3166023	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,656.80	\$2,657						\$2,657																\$2,657		
D3060	Main roof	3166061	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,656.80	\$2,657						\$2,657																\$2,657		
D3060	Main roof	3166290	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,656.80	\$2,657						\$2,657																\$2,657		
D3060	Main roof	3166027	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,656.80	\$2,657						\$2,657																\$2,657		
D3060	Main roof	3166001	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,656.80	\$2,657						\$2,657																\$2,657		
D3060	Main roof	3166043	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550		
D3060	Main roof	3165997	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550		
D3060	Main roof	3166321	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550		
D3060	Building exterior	3166048	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	14	6	1	EA	\$1,660.50	\$1,661							\$1,661															\$1,661		
D3060	Building exterior	3166285	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	14	6	1	EA	\$1,660.50	\$1,661							\$1,661															\$1,661		
D4010	Throughout	3166319	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	6900	SF	\$1.66	\$11,457											\$11,457											\$11,457		
D4030	Throughout	3166157	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	6	EA	\$166.05	\$996												\$996									\$996	\$1,993		
D5020	Main roof	3166045	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$8,413.20	\$8,413																\$8,413						\$8,413		
D5020	Main roof	3166088	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$8,413.20	\$8,413																\$8,413						\$8,413		
D5020	Electrical room	3166007	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,214.00	\$2,214																\$2,214						\$2,214		
D5040	Throughout	3166364	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	6900	SF	\$8.86	\$61,106																				\$61,106		\$61,106		
D7030	Throughout	3166188	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	6900	SF	\$2.21	\$15,277															\$15,277							\$15,277		
D7050	Throughout	3166046	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	13	7	6900	SF	\$2.21	\$15,277								\$15,277														\$15,277		
D7050	Lobby	3165983	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,428.00	\$4,428											\$4,428											\$4,428		
E1030	Commercial kitchen	3166300	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	\$6,309.90	\$6,310						\$6,310														\$6,310		\$12,620		
E1030	Commercial kitchen	3166025	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	\$3,653.10	\$3,653						\$3,653														\$3,653		\$7,306		
E1030	Commercial kitchen	3166165	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$10,516.50	\$10,517						\$10,517										\$10,517						\$21,033		
E1030	Commercial kitchen	3166274	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	9	6	1	EA	\$4,206.60	\$4,207							\$4,207															\$4,207		
E1030	Commercial kitchen	3166359	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$7,084.80	\$7,085							\$7,085															\$7,085		
E1030	Commercial kitchen	3166291	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	9	6	1	EA	\$7,527.60	\$7,528							\$7,528															\$7,528		
G4050	Building exterior	3166265	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$442.80	\$5,314											\$5,314											\$5,314		
Totals, Unescalated											\$0	\$0	\$0	\$0	\$5,314	\$302,986	\$50,811	\$15,277		\$0	\$30,221	\$34,040	\$0	\$0	\$0	\$24,575	\$165,497	\$28,671	\$0	\$0	\$66,420	\$13,284		\$737,096
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$5,981	\$351,244	\$60,671	\$18,788		\$0	\$39,432	\$45,747	\$0	\$0	\$0	\$37,172	\$257,838	\$46,009	\$0	\$0	\$116,468	\$23,992		\$1,003,343

Temecula Luiseno Elementary / Portables CC

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		
B2010	Building exterior	3166225	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	2500	SF	\$3.32	\$8,303							\$8,303										\$8,303						\$16,605	
B2020	Building exterior	3166349	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	4	EA	\$1,383.75	\$5,535																\$5,535							\$5,535	
C1030	Throughout	3166345	Interior Door, Wood, Hollow-Core Residential, Replace	20	15	5	3	EA	\$442.80	\$1,328						\$1,328																	\$1,328	
C1030	Throughout building	3170599	Door Hardware, School, per Door, Replace	30	15	15	5	EA	\$442.80	\$2,214																\$2,214							\$2,214	
C1070	Throughout	3166008	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	1920	SF	\$3.87	\$7,439												\$7,439											\$7,439	
C2010	Restroom	3168190	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	150	SF	\$17.71	\$2,657																\$2,657							\$2,657	
C2030	Throughout	3166231	Flooring, Vinyl Sheeting, Replace	15	6	9	800	SF	\$7.75	\$6,199											\$6,199												\$6,199	
C2030	Throughout	3166278	Flooring, Carpet, Commercial Standard, Replace	10	4	6	1100	SF	\$8.30	\$9,133							\$9,133										\$9,133							\$18,266
D2010	Restroom	3166051	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,660.50	\$3,321																\$3,321								\$3,321
D2010	Throughout	3165956	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	\$1,328.40	\$2,657																\$2,657								\$2,657
D2010	Restroom	3166178	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,439.10	\$2,878																\$2,878								\$2,878
D3030	Rear of building	3166086	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	1	EA	\$4,870.80	\$4,871																								\$4,871
D3030	Rear of building	3165955	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	1	EA	\$6,088.50	\$6,089																								\$6,089
D4030	Throughout	3166128	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	2	EA	\$166.05	\$332																								\$332
D5020	Building interior	3165963	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,214.00	\$2,214																	\$2,214							\$2,214
D5040	Main entrance	3166356	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	4	6	2	EA	\$243.54	\$487							\$487											\$487						\$974
D5040	Throughout	3166249	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	1920	SF	\$8.86	\$17,004																					\$17,004			\$17,004
D7050	Throughout	3165971	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	13	7	1920	SF	\$2.21	\$4,251								\$4,251																\$4,251
D7050	Building interior	3166082	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,428.00	\$4,428											\$4,428													\$4,428
E1040	Building interior	3166350	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,660.50	\$1,661							\$1,661										\$1,661							\$3,321
E1060	Kitchen	3166109	Residential Appliances, Microwave, Replace	10	5	5	1	EA	\$553.50	\$554						\$554											\$554							\$1,107
E1060	Kitchen	3166090	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	1	EA	\$664.20	\$664											\$664													\$664

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	3166254	D2010	Water Heater	Electric, Residential	10 GAL	Replace	Temecula Luiseno Elementary / Building K	Custodian closet	A. O. Smith	DSE10	SJ051096783	2006	50006947	\$550	2026
2	3166036	D2010	Water Heater	Electric, Residential	10 GAL	Replace	Temecula Luiseno Elementary / Building E	Custodian closet	A. O. Smith	DSE10	SC61116713	2006	50006898	\$550	2026
3	3166074	D2010	Water Heater	Electric, Residential	10 GAL	Replace	Temecula Luiseno Elementary / Building C	Custodian closet	A. O. Smith	DSE10	SJ051096783*	2006	50006915	\$550	2026
4	3166252	D2010	Water Heater	Electric, Residential	10 GAL	Replace	Temecula Luiseno Elementary / Building D	Custodian closet	No tag/plate found	No tag/plate found	No tag/plate found			\$550	2021
5	3166121	D2010	Water Heater	Gas, Residential	50 GAL	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Custodian closet	A. O. Smith	GVR50100	9211700005	2011	50002454	\$1,300	2026
6	3166028	D2010	Water Heater	Gas, Residential	50 GAL	Replace	Temecula Luiseno Elementary / Administration Building	Custodian closet	Bradford White	URG250T6N	TD43179341	2006	50006926	\$1,300	2026
7	3166076	D2010	Backflow Preventer	Domestic Water	3 IN	Replace	Temecula Luiseno Elementary / Site	Site	Zurn	WILLKINS		2006	50002500	\$5,200	2036
8	3166070	D2010	Backflow Preventer	Domestic Water	3 IN	Replace	Temecula Luiseno Elementary / Site	Site	Zurn	2005		2006	50006872	\$6,600	2036
9	3166011	D2010	Backflow Preventer	Domestic Water	3 IN	Replace	Temecula Luiseno Elementary / Site	Site	Zurn	375ASTR		2006	50002556	\$5,200	2036
D30 HVAC															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3166086	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Portables CC	Rear of building	Bard	WH602-A10XX4XXX	153N052112821-02		50002484	\$4,400	2031
2	3165955	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Portables CC	Rear of building	Bard	WH602-A10XX4XXX	153N052112822-02		50002463	\$5,500	2031
3	3166320	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Carrier	N4A32AKB200	E130500169	2006	50006952	\$4,000	2024
4	3165975	D3030	Split System Ductless	Single Zone	1.5 TON	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Mitsubishi Electric	Illegible	Illegible	2006	50007158	\$4,800	2025
5	3176263	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 401 to 800 CFM		Replace	Temecula Luiseno Elementary / Administration Building	IT room	Goodman	Inaccessible	Inaccessible	2006		\$6,200	2031
6	3165969	D3050	Make-Up Air Unit	MUA or MAU	2000 CFM	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Reznor	No tag/plate found	No tag/plate found	2006	50002602	\$35,000	2026
7	3166004	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4904G10398	2006	50006948	\$9,000	2026
8	3166220	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	3904G10358	2006	50002601	\$9,000	2026
9	3166241	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4604G50241	2006	50006899	\$9,000	2026
10	3166297	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Carrier	48HJL007---651-	3804G20558	2006	50006888	\$15,000	2026
11	3166266	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	3904G10363	2006	50002625	\$9,000	2026
12	3166094	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0206G30358	2006	50006885	\$9,000	2026
13	3166142	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4604G50240	2006	50006916	\$9,000	2026
14	3165951	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4704G40292	2006	50006956	\$9,000	2026
15	3166366	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	Illegible	2006	50006914	\$9,000	2026

16	3166100	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	3904G10359	2006	50006943	\$9,000	2026
17	3166059	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Carrier	48HJL007---651-	3804G40270	2006	50002529	\$15,000	2026
18	3165958	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	5004G30208	2006	50006945	\$9,000	2026
19	3166038	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL004---651-	4S05G20478	2006	50002614	\$7,500	2026
20	3166096	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4704G40312	2006	50006903	\$9,000	2026
21	3166340	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Carrier	48HJL008---641-	4704G40534	2006	50007122	\$15,000	2026
22	3166098	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4704G40316	2006	50006936	\$9,000	2026
23	3166097	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4704G40313	2006	50002569	\$9,000	2026
24	3166185	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Carrier	48HJL004---641-	4704G40218	2006	50007106	\$7,500	2026
25	3166041	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	4704G40238	2006	50006927	\$9,000	2026
26	3166307	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	Illegible	2006	50002523	\$9,000	2026
27	3166105	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4704G40317	2006	50006944	\$9,000	2026
28	3166238	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL004---651-	4704G40232	2006	50006957	\$7,500	2026
29	3166163	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	4604G50250	2006	50006911	\$9,000	2026
30	3165981	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Upper roof	Carrier	48HJL007---651-	4904G30440	2006	50006924	\$15,000	2026
31	3166066	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---6541--	0206G20365	2006	50006884	\$9,000	2026
32	3166180	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4604G50242	2006	50002472	\$9,000	2026
33	3166204	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0206G30298	2006	50006958	\$9,000	2026
34	3166199	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Carrier	48HJL007---651-	4204G403124	2006	50002555	\$15,000	2026
35	3166147	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL004---651-	4605G30329	2006	50006954	\$7,500	2026
36	3166002	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0206G20374	2006	50002627	\$9,000	2026
37	3166172	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4704G40245	2006	50006950	\$9,000	2026
38	3166170	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	4704G40308	2006	50002527	\$9,000	2026
39	3166112	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4604G50251	2006	50002599	\$9,000	2026
40	3166218	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0206G30301	2006	50002562	\$9,000	2026
41	3166272	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	3904G30337	2006	50006908	\$9,000	2026
42	3165988	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---941--	0206G20385	2006	50006882	\$9,000	2026
43	3166010	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0204G203373	2006	50006887	\$9,000	2026
44	3166102	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	3904G10366	2006	50002467	\$9,000	2026
45	3166167	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0406G20332	2006	50006938	\$9,000	2026

46	3166089	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	5004G40321	2006	50002607	\$9,000	2026
47	3166173	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL008---941--	4704G48506	2006	50006930	\$15,000	2026
48	3166079	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4704G40306	2006	50006893	\$9,000	2026
49	3165993	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4704G40307	2006	50006949	\$9,000	2026
50	3166213	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4704G40315	2006	50006940	\$9,000	2026
51	3166212	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0406G20325	2006	50006886	\$9,000	2026
52	3166250	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0206G20384	2006	50002519	\$9,000	2026
53	3166230	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	4604G50239	2006	50006912	\$9,000	2026
54	3166014	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4704G40301	2006	50006942	\$9,000	2026
55	3166286	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0206G30300	2006	50006953	\$9,000	2026
56	3166131	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	020620375	2006	50006955	\$9,000	2026
57	3165979	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4704G40305	2006	50006894	\$9,000	2026
58	3166037	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0206G30299	2006	50006883	\$9,000	2026
59	3166083	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4704G40296	2006	50006935	\$9,000	2026
60	3166368	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4704G30297	2006	50006923	\$9,000	2026
61	3166020	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL004---651-	5004G20363	2006	50002610	\$7,500	2026
62	3166159	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	3904G10365	2006	50002600	\$9,000	2026
63	3166190	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4704G40314	2006	50002574	\$9,000	2026
64	3165964	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	Illegible	2006	50006931	\$9,000	2026
65	3165995	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL004---6541--	4704G40335	2006	50002559	\$7,500	2026
66	3166352	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building E	Main roof	Carrier	48HJL005---651-	0206G20360	2006	50006881	\$9,000	2026
67	3166258	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	4704G40389	2006	50006932	\$9,000	2026
68	3166360	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	4604G50252	2006	50006929	\$9,000	2026
69	3166044	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building D	Main roof	Carrier	48HJL005---651-	4904G50252	2006	50002598	\$9,000	2026
70	3166296	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Upper roof	Carrier	48HJL007---651-	3404G40350	2006	50002489	\$15,000	2026
71	3166186	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building C	Main roof	Carrier	48HJL005---651-	4704G30299	2006	50006928	\$9,000	2026
72	3166177	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Carrier	48HJL004---651-	4704G30346	2006	50002508	\$7,500	2026
73	3166334	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Replace	Temecula Luiseno Elementary / Building K	Main roof	Carrier	48HJL005---651-	4704G40293	2006	50006937	\$9,000	2026
74	3165985	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Carrier	48HJL004---651-	4764640018	2006	50002619	\$7,500	2026
75	3166331	D3060	Exhaust Fan	Roof Mounted, 12" Damper	1000 CFM	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Cook	100-HLCL	1388829028/4801	2006	50002577	\$1,400	2026

76	3166337	D3060	Exhaust Fan	Roof Mounted, 16" Damper	1200 CFM	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Cook	120HLC	1388829028/0701	2006	50007052	\$2,400	2026
77	3166118	D3060	Exhaust Fan	Roof Mounted, 16" Damper	1600 CFM	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	Cook	016016GI	1388829028/11501	2006	50002457	\$2,400	2026
78	3166240	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building C	Main roof	Cook	90HLCH	200629028/10203	2006	50002504	\$1,400	2026
79	3166329	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building C	Main roof	Cook	90HLCH	1389829028/2006	2006	50006909	\$1,400	2026
80	3166174	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building K	Main roof	Cook	90HLCH	13880050028/2002	2006	50006933	\$1,400	2026
81	3166281	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building E	Main roof	Cook	Illegible	Illegible	2006	50006939	\$1,400	2026
82	3166325	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building E	Main roof	Cook	Illegible	Illegible	2006	50006890	\$1,400	2026
83	3166256	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building D	Main roof	Cook	100LFI	Illegible	2006	50002478	\$1,400	2026
84	3166144	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Luiseno Elementary / Building C	Main roof	Cook	100LLC	1325800628/1201	2006	50002608	\$1,400	2026
85	3166141	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building C	Main roof	Cook	90HLCH	13985521028/2007	2006	50006910	\$1,400	2026
86	3166043	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Cook	90HLCH	1388829028/7201	2006	50002486	\$1,400	2026
87	3166294	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building C	Main roof	Cook	016016GI	138S829028/11505	2006	50002568	\$1,400	2026
88	3165997	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Cook	100HLGL	1388829028/8201	2006	50002622	\$1,400	2026
89	3166143	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building D	Main roof	Cook	90HLCH	1388829028/2005	2006	50006918	\$1,400	2026
90	3166321	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Cook	016016G1	1388829028/11504	2006	50002573	\$1,400	2026
91	3166288	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building E	Main roof	Greenheck	05807LD	0507HD	2006	50002524	\$1,400	2026
92	3166138	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building E	Main roof	Greenheck	LB-10-4	04B074AB	2006	50006889	\$1,400	2026
93	3166179	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Luiseno Elementary / Building D	Main roof	Cook	100HLC	1388829028/3502	2006	50006895	\$1,400	2026
94	3166136	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building E	Main roof	Greenheck	LB-10-4	06B07446	2006	50006891	\$1,400	2026
95	3166149	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Replace	Temecula Luiseno Elementary / Building K	Main roof	Cook	90HLCH	1388829028/2004	2006	50006934	\$1,400	2026
96	3166235	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1600 CFM	Replace	Temecula Luiseno Elementary / Building D	Main roof	Cook	816016GI	13885029028	2006	50002595	\$2,400	2026
97	3166184	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1400 CFM	Replace	Temecula Luiseno Elementary / Building D	Main roof	Cook	0140CLL	1388829028/2008	2006	50006917	\$2,400	2026
98	3166023	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1600 CFM	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Cook	016016G1	1388829028/11510	2006	50002550	\$2,400	2026
99	3166154	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1600 CFM	Replace	Temecula Luiseno Elementary / Building D	Main roof	Cook	016016GI	1388829028/11508	2006	50006896	\$2,400	2026
100	3166061	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1600 CFM	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Cook	016016G1	1388829028/11509	2006	50007027	\$2,400	2026
101	3166135	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Replace	Temecula Luiseno Elementary / Building D	Main roof	Greenheck	LD-60	OSBOZ450	2006	50006922	\$2,400	2026
102	3166290	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1350 CFM	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Cook	135VCR	138S829028/600	2006	50002471	\$2,400	2026
103	3166027	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1350 CFM	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Cook	135HLC	1388829028/9201	2006	50006906	\$2,400	2026

104	3165994	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1600 CFM	Replace	Temecula Luiseno Elementary / Building C	Main roof	Cook	016016GI	138S829028/11506	2006	50006919	\$2,400	2026
105	3166001	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	Cook	120HLC	1388829028/702	2006	50007136	\$2,400	2026
106	3166048	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Replace	Temecula Luiseno Elementary / MPR / Kitchen	Building exterior	No tag/plate found			2006	50006873	\$1,500	2027
107	3166285	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Replace	Temecula Luiseno Elementary / MPR / Kitchen	Building exterior	Air Door	48CH-O	0406PF48CH-L	2006	50006875	\$1,500	2027
D40 Fire Protection															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3166283	D4010	Backflow Preventer	Fire Suppression	3 IN	Replace	Temecula Luiseno Elementary / Site	Site	Zurn			2006	50007051	\$10,500	2036
2	3166157	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	Temecula Luiseno Elementary / MPR / Kitchen	Throughout				2021		6 \$900	2031
3	3166264	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	Temecula Luiseno Elementary / Building K	Throughout				2021		6 \$900	2031
4	3166128	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	Temecula Luiseno Elementary / Portables CC	Throughout				2021		2 \$300	2031
5	3166039	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	Temecula Luiseno Elementary / Building D	Throughout				2021		6 \$900	2031
6	3166330	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	Temecula Luiseno Elementary / Administration Building	Throughout						6 \$900	2026
7	3165952	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	Temecula Luiseno Elementary / Building E	Throughout				2021		6 \$900	2031
8	3166175	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	Temecula Luiseno Elementary / Building C	Throughout						6 \$900	2030
D50 Electrical															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3165992	D5010	Generator	Diesel	80 KW	Replace	Temecula Luiseno Elementary / Site	Generator room	Olympian	D80P4	OLY00000ED4P00269	2006	50006925	\$58,000	2031
2	3166365	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Replace	Temecula Luiseno Elementary / Administration Building	Electrical room	General Electric			2006	50002567	\$6,000	2036
3	3166187	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Replace	Temecula Luiseno Elementary / Administration Building	Main roof	General Electric			2006	50002503	\$10,000	2036
4	3166045	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	General Electric			2006	50007086	\$7,600	2036
5	3166116	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Replace	Temecula Luiseno Elementary / Building D	Main roof	General Electric			2006	50006900	\$10,000	2036
6	3166338	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Replace	Temecula Luiseno Elementary / Building C	Main roof	General Electric			2006	50006913	\$10,000	2036
7	3166088	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Replace	Temecula Luiseno Elementary / MPR / Kitchen	Main roof	General Electric			2006	50002470	\$7,600	2036
8	3166229	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Replace	Temecula Luiseno Elementary / Building K	Main roof	General Electric			2006	50006941	\$10,000	2036
9	3166351	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Replace	Temecula Luiseno Elementary / Building E	Main roof	General Electric			2006	50006902	\$10,000	2036
10	3166024	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Replace	Temecula Luiseno Elementary / Site	Site	Ge			2006	50006871	\$6,000	2036
11	3166299	D5020	Switchboard	277/480 V	1600 AMP	Replace	Temecula Luiseno Elementary / Site	Generator room	General Electric			2006	50002455	\$75,000	2046
12	3166236	D5020	Distribution Panel	120/208 V	100 AMP	Replace	Temecula Luiseno Elementary / Site	Storage buildings	Inaccessible			2006		\$2,000	2036

