

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Kevin Fleming



Tony Tobin Elementary
45200 Morgan Hill Drive
Temecula, California 92592

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August 4-5, 2021

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	7
Main Address	45200 Morgan Hill Drive, Temecula, California 92592
Site Developed	2005 Renovated 2019-2021
Site Area	12.0 acres (estimated)
Parking Spaces	138 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 4-5, 2021
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Jon Miller
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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

Tony Tobin Elementary School was built in 2005. 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 similar in structure and appearance, consisting of steel and 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 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 2021. Remaining lifecycle-based interior and exterior finish replacements across the entire campus are budgeted and anticipated.

Three portable classrooms are prefabricated modular structures added to the campus between 2005-2007. The façade consists of painted wood siding with aluminum windows. The roofs consists of flat metal panels. The buildings appear 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 exterior wall-mounted packaged heat pumps, original to construction. HVAC equipment in general is near or has exceeded estimated useful life and will need replacement in the near term.

The plumbing systems are adequate for the facility and no major piping issues were found. Domestic hot water is provided to each building by electric and gas water heaters. The water heaters are located in each building's custodial closet and are mostly original. No hot water is provided to the portable classroom buildings. 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. 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 metal tube, 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:

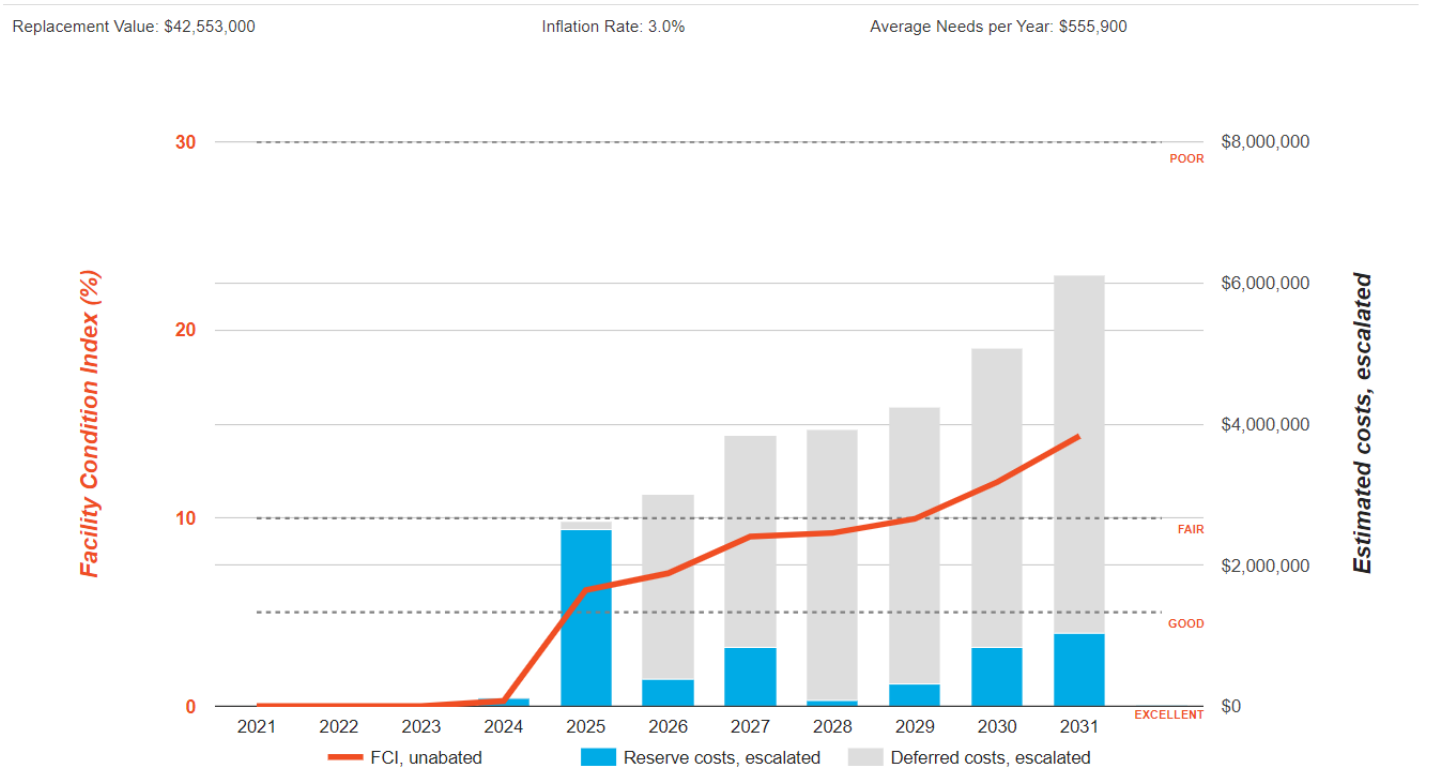
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Tony Tobin Elementary / Admin (2005)	\$401	9,379	\$3,760,979	0.0%	0.0%	11.4%	14.3%
Tony Tobin Elementary / Building C (2005)	\$401	13,900	\$5,573,900	0.0%	0.0%	11.2%	17.2%
Tony Tobin Elementary / Building D (2005)	\$401	15,900	\$6,375,900	0.0%	0.0%	8.0%	16.6%
Tony Tobin Elementary / Building E (2005)	\$401	15,900	\$6,375,900	0.0%	0.0%	7.4%	16.9%
Tony Tobin Elementary / Building K (2005)	\$401	13,900	\$5,573,900	0.0%	0.0%	8.1%	17.6%
Tony Tobin Elementary / Multi Purpose Room (2005)	\$401	6,900	\$2,766,900	0.0%	0.2%	13.3%	21.7%
Tony Tobin Elementary / Relos (2005)	\$225	2,880	\$648,000	0.0%	0.0%	5.1%	22.4%

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: Tony Tobin Elementary



Immediate Needs

Facility/Building	Total Items	Total Cost
Admin	1	\$1,400
Building D	1	\$2,900
Total	2	\$4,300

Admin

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3183884	Tony Tobin Elementary / Admin	Main roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Poor	Performance/Integrity	\$1,400
Total (1 items)							\$1,400

Building D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3183877	Tony Tobin Elementary / Building D	Main roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Poor	Performance/Integrity	\$2,900
Total (1 items)							\$2,900

Key Findings



Roof Skylight in Poor condition.

per unit, up to 20 SF
Admin Tony Tobin Elementary Main roof

Uniformat Code: B3061
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Broken skylight - AssetCALC ID: 3183884



Roof Skylight in Poor condition.

per unit, up to 20 SF
Building D Tony Tobin Elementary Main roof

Uniformat Code: B3061
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,900

\$\$\$\$

Broken skylights - AssetCALC ID: 3183877

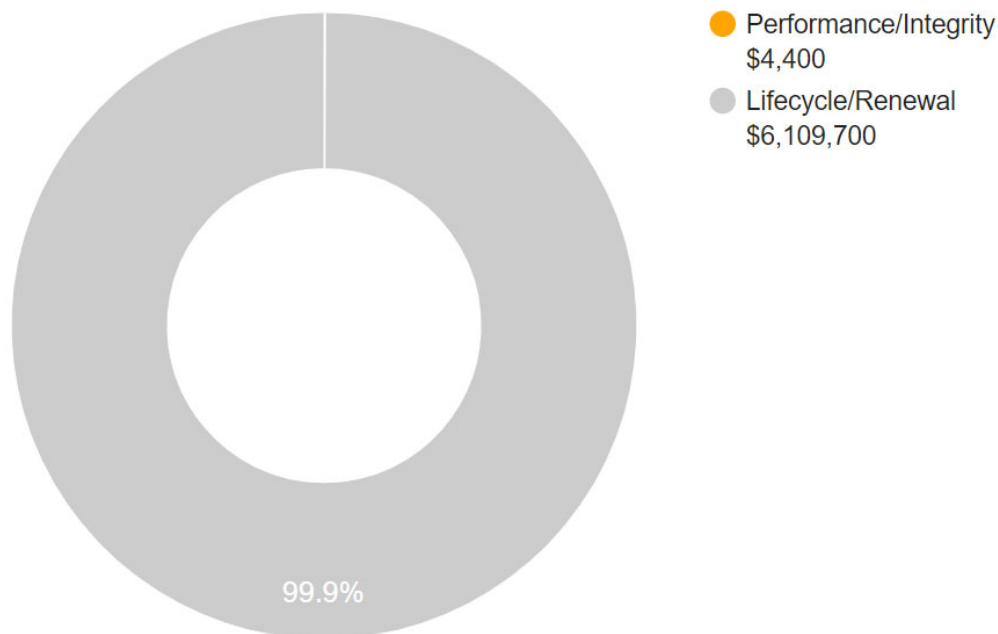
Plan Types

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

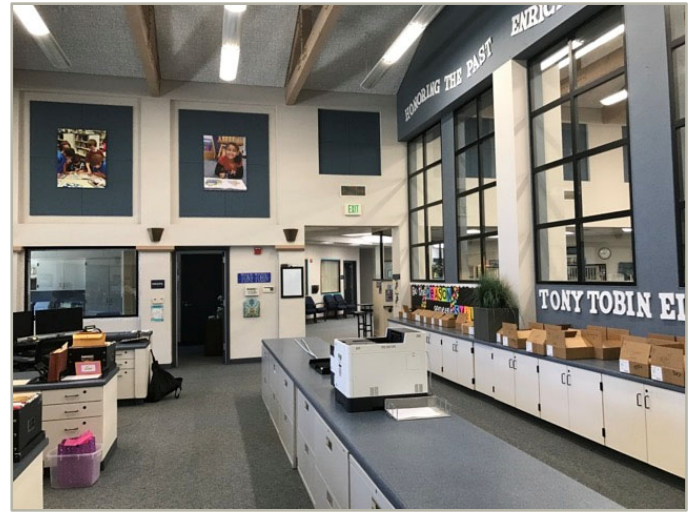
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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: \$6,114,100

2. Administration



Administration: Systems Summary

Address	45200 Morgan Hill Drive, Temecula, California 92592	
Constructed/Renovated	2005 / 2019-2021	
Building Size	9,379 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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: Air handler, ductless split-system and exhaust fans	Fair

Administration: 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	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Replace broken skylight	

3. Buildings C, D, E, K



Building C, D, E, K: Systems Summary

Address	45200 Morgan Hill Drive, Temecula, California 92592	
Constructed/Renovated	2005 / 2019-2021	
Building 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

Building C, D, E, K: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: exhaust fans	Fair
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	Replace broken roof skylight at building D	

4. Multi-Purpose Room



Multi-Purpose Room: Systems Summary

Address	45200 Morgan Hill Drive, Temecula, California 92592	
Constructed/Renovated	2005 / 2014-2021	
Building Size	6,900 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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, quarry tile and exposed 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

Multi-Purpose Room: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-system, make-up air unit and exhaust fans	Fair
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. Relos



Relos: Systems Summary

Address	45200 Morgan Hill Drive, Temecula, California 92592	
Constructed/Renovated	2005, 2016 (Relos P-11 built 2008 – placed 2016)	
Building Size	2,880 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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

Relos: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
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

<i>System</i>	<i>Description</i>	<i>Condition</i>
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	None observed at time of assessment.	

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 2005. The campus has had limited renovation between 2014 and 2021.

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 & 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 Tony Tobin Elementary, 45200 Morgan Hill Drive, 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.

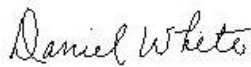
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PORTABLE BUILDINGS



6 - STORAGE BUILDINGS

Photographic Overview



7 - PARKING LOTS



8 - ACCESSIBLE PARKING



9 - EXTERIOR RAMP



10 - SIDEWALK



11 - PLAYGROUND



12 - PLAYGROUND STRUCTURE

Photographic Overview



13 - LUNCH SHELTER



14 - FENCES & GATES



15 - FENCES



16 - DUMPSTER ENCLOSURE

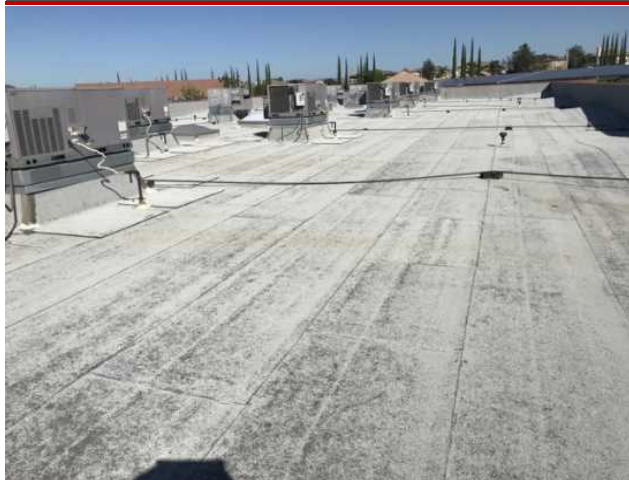


17 - LANDSCAPING



18 - BACKFLOW PREVENTER

Photographic Overview



19 - ROOFING



20 - ROOFING



21 - PORTABLE ROOFING



22 - ROOF SKYLIGHT



23 - MAIN ENTRANCE



24 - EXTERIOR DOORS

Photographic Overview



25 - EXTERIOR WINDOWS



26 - INTERIOR DOOR



27 - PACKAGED UNIT, RTU



28 - HEAT PUMP



29 - SPLIT SYSTEM



30 - SPLIT SYSTEM DUCTLESS

Photographic Overview



31 - EXHAUST FANS



32 - WATER HEATER



33 - GENERATOR



34 - SWITCHBOARD



35 - SECONDARY TRANSFORMER



36 - DISTRIBUTION PANELS

Photographic Overview



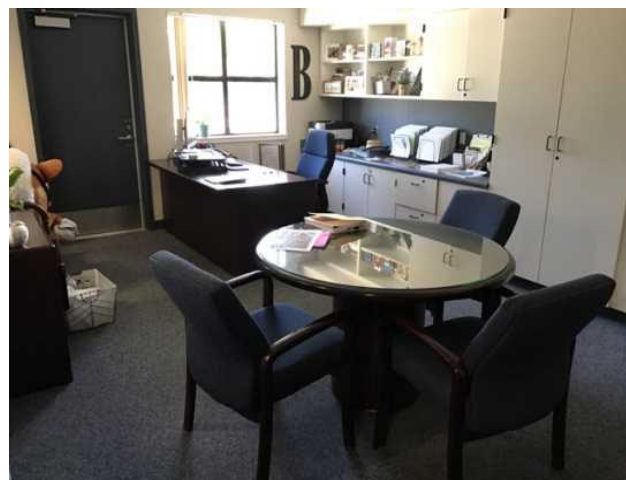
37 - FIRE ALARM PANEL



38 - LOBBY



39 - LOUNGE



40 - OFFICE



41 - MPR BUILDING



42 - BUILDING D

Photographic Overview



43 - BUILDING C



44 - BUILDING D



45 - PORTABLES CC



46 - RESIDENTIAL APPLIANCES



47 - COMMERCIAL KITCHEN



48 - KITCHEN SINK

Photographic Overview



49 - SINK/LAVATORY



50 - SINK



51 - DRINKING FOUNTAIN



52 - TOILET PARTITIONS



53 - TOILET



54 - URINALS

Appendix B: Aerial and Site Plans

Aerial Plan



**BUREAU
VERITAS**

Project Number

150028.21R000-015.354

Source

Google

Project Name

Tony Tobin Elementary

On-Site Date

August 4-5, 2021



Site Plan



August 4-5, 2021



Appendix C:

Pre-Survey Questionnaire

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

Building / Facility Name: Tony Tobin 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 2005		
2	Building size in SF	106,117		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2021	Crack fill, seal coat, re-stripe
		Accessibility		
QUESTION		RESPONSE		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	LVT replacement and moisture mitigation- budgeted 2021		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					
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: Tony Tobin Elementary

BV Project Number: 150028.21R000-015.354

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 2nd 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



2nd 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 ?	X			
8	Do ramps on an accessible route appear to have compliant handrails ?	X			

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 ?	✗			

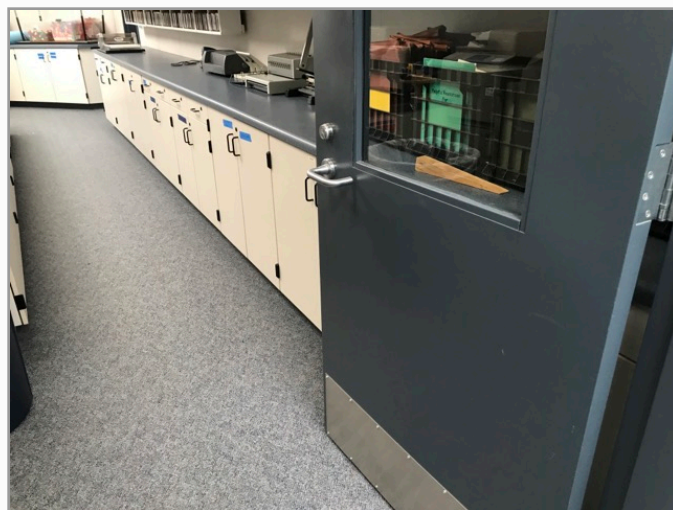
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

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



Kitchen sink clearance



Oven with controls

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Accessible route to playground



Overview of playground

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

Appendix E:

Component Condition Report

Component Condition Report | Tony Tobin Elementary / Admin

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	3176763
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	22	14	3176781
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	14	24	3176789
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	3,800 SF	34	3176802
B3010	Main roof	Fair	Roofing, Modified Bitumen	7,400 SF	4	3176777
B3060	Main roof	Poor	Roof Skylight, per unit, up to 20 SF	1	0	3183884
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	6	14	3176782
Interiors						
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	25	24	3176769
C1030	Throughout building	Fair	Door Hardware, School, per Door	39	14	3176806
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,800 SF	9	3176797
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	4	3176765
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	700 SF	24	3176770
C2010	Throughout	Fair	Wall Finishes, Wallpaper	10,500 SF	8	3176780
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	3176754
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	700 SF	8	3176756
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	300 SF	24	3176753
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	5	3176786
Plumbing						
D2010	Custodian closet	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	5	3176755
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	3176785
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	14	3176790
D2010	Common area restrooms	Fair	Toilet, Commercial Water Closet	5	14	3176787
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,100 SF	24	3176788
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	3176784
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	19	3176767
D2010	Common area restrooms	Fair	Sink/Lavatory, Drop-In Style, Vitreous China	5	14	3176776
D2010	Building interior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	3176762
D2010	Common area restrooms	Fair	Urinal, Waterless	1	14	3176771
HVAC						
D3030	Main roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	3176798
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AC-3]	1	4	3176775
D3050	IT room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 401 to 800 CFM	1	9	3176807
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [AC-5]	1	4	3176796
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [AC-4]	1	4	3176804
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AC-2]	1	4	3176778

Component Condition Report | Tony Tobin Elementary / Admin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	4	3176783
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [AC-1]	1	4	3176759
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-1]	1	4	3176801
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-2]	1	4	3176768
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	4	3176803
Fire Protection						
D4010	Fire riser room	Fair	Fire Riser, Dry Standpipe, 4 IN	1	24	3176792
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,100 SF	9	3176761
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	3176800
Electrical						
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	3176779
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	3176793
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	14	3176805
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	7,100 SF	24	3176752
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,100 SF	19	3176757
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	4	3176750
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	7,100 SF	14	3176795
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	5	3176751
D7050	Lobby	Fair	Fire Alarm Panel, Multiplex	1	4	3176791
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,100 SF	4	3176799
Equipment & Furnishings						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	3176794
E1060	Nursing office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	3176766
E1060	Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	3176772
E1060	Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	3176760
E2010	Throughout	Fair	Casework, Cabinetry, Hardwood Standard	180 LF	4	3176764
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	24	3176774
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	32	4	3176773
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	12	4	3176758

Component Condition Report | Tony Tobin 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	3176819
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	14	3176854
B2050	Throughout	Fair	Exterior Door, Steel, Standard	22	24	3176811
Roofing						
B3010	Main roof	Fair	Roofing, Modified Bitumen	13,900 SF	4	3176853

Component Condition Report Tony Tobin Elementary / Building C						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Good	Roofing, Clay/Concrete Tile	3,900 SF	34	3176822
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	8	14	3176826
Interiors						
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	20	24	3176859
C1030	Throughout building	Fair	Door Hardware, School, per Door	42	14	3176868
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,500 SF	9	3176851
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	4	3176844
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	14	3176849
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	24	3176830
C2010	Throughout	Fair	Wall Finishes, Wallpaper	22,500 SF	8	3176829
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	11,000 SF	5	3176864
C2030	Hallway	Good	Flooring, Vinyl Sheeting	2,000 SF	13	3176818
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	500 SF	24	3176827
C2050	Common area restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	5	3176810
Plumbing						
D2010	Common area restrooms	Fair	Toilet, Child-Sized	10	14	3176857
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	10	14	3176817
D2010	Common area restrooms	Fair	Urinal, Waterless	4	14	3176825
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3176812
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,900 SF	25	3176843
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	14	3176848
D2010	Custodian closet	Fair	Water Heater, Electric, Residential	1	5	3176823
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	14	3176840
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	19	3176842
HVAC						
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-26]	1	4	3176866
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-25]	1	4	3176836
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-34]	1	4	3176865
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-24]	1	4	3176852
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-23]	1	4	3176837
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-22]	1	4	3176814
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-21]	1	4	3176835
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-27]	1	4	3176850
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-28]	1	4	3176839
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-33]	1	4	3176820
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-29]	1	4	3176809
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-30]	1	4	3176845
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	13,900 SF	14	3176832
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [1]	1	4	3176858

Component Condition Report | Tony Tobin 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, 4 TON [AC-32]	1	4	3176824
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-13]	1	4	3176833
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [GV-3]	1	4	3176856
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-12]	1	4	3176834
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-12]	1	4	3176846
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-14]	1	4	3176813
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [GV-4]	1	4	3176861
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	13,900 SF	9	3176816
D4010	Fire riser room	Fair	Fire Riser, Dry Standpipe, 4 IN	1	24	3176841
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	4	3176838
Electrical						
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	3176863
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	13,900 SF	24	3176867
D5020	Electrical closet	Fair	Distribution Panel, 277/480 V, 400 AMP	1	14	3176831
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,900 SF	10	3176828
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	4	3176860
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	13,900 SF	14	3176815
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	13,900 SF	4	3176847
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	24	3176821
E2010	Throughout	Fair	Casework, Cabinetry, Standard	180 LF	4	3176855
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	12	10	3176862

Component Condition Report | Tony Tobin 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	3176909
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	14	3176871
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	22	24	3176913
Roofing						
B3010	Main roof	Fair	Roofing, Modified Bitumen	15,900 SF	4	3176930
B3010	Roof	Good	Roofing, Clay/Concrete Tile	4,500 SF	34	3176886
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	8	14	3176927
B3060	Main roof	Poor	Roof Skylight, per unit, up to 20 SF	2	0	3183877
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	42	14	3176931

Component Condition Report | Tony Tobin Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	22	24	3176879
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,400 SF	9	3176870
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	4	3176877
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	14	3176876
C2010	Throughout	Fair	Wall Finishes, Wallpaper	24,500 SF	8	3176917
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	24	3176883
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	500 SF	24	3176884
C2030	Hallway	Good	Flooring, Vinyl Sheeting	2,500 SF	14	3176875
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	12,000 SF	6	3176882
C2050	Common area restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	5	3176872
Plumbing						
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	19	3176920
D2010	Common area restrooms	Fair	Urinal, Waterless	4	14	3176922
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3176911
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	14	3176924
D2010	Custodian closet	Fair	Water Heater, Electric, Residential	1	4	3176918
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	14	3176926
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	10	14	3176923
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,900 SF	24	3176902
D2010	Common area restrooms	Fair	Toilet, Child-Sized	10	14	3176901
HVAC						
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-41]	1	4	3176878
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-40]	1	4	3176908
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-50]	1	4	3176900
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-39]	1	4	3176888
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-38]	1	4	3176885
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-37]	1	4	3176916
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-36]	1	4	3176906
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-35]	1	4	3176890
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-42]	1	4	3176895
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-43]	1	4	3176921
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-44]	1	4	3176889
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-49]	1	4	3176873
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-45]	1	4	3176891
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-46]	1	4	3176915
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-47]	1	4	3176881
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	15,900 SF	14	3176925
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-48]	1	4	3176869
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [GV-5]	1	4	3176896

Component Condition Report | Tony Tobin Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	3176894
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	3176914
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	3176907
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [GV-7]	1	5	3176905
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-17]	1	4	3176919
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	15,900 SF	9	3176874
D4010	Fire riser room	Fair	Fire Riser, Dry Standpipe, 4 IN	1	24	3176903
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	3176880
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	15,900 SF	24	3176887
D5020	Electrical closet	Fair	Distribution Panel, 277/480 V, 400 AMP	1	14	3176904
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	3176892
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,900 SF	10	3176899
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	4	3176893
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	15,900 SF	14	3176928
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	15,900 SF	4	3176910
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	24	3176897
E2010	Throughout	Fair	Casework, Cabinetry, Standard	180 LF	4	3176929
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	12	10	3176912

Component Condition Report | Tony Tobin 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	3176988
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	14	3176935
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	22	24	3176959
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	4,500 SF	34	3176969
B3010	Main roof	Fair	Roofing, Modified Bitumen	15,900 SF	4	3176957
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	8	14	3176939
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	42	14	3176992
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	22	24	3176963
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,400 SF	9	3176985
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	4	3176951

Component Condition Report | Tony Tobin Elementary / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	24	3176943
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	14	3176984
C2010	Throughout	Fair	Wall Finishes, Wallpaper	22,500 SF	9	3176965
C2030	Hallway	Fair	Flooring, Vinyl Sheeting	2,500 SF	8	3176978
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	500 SF	24	3176942
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	12,000 SF	6	3176955
C2050	Common area restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	6	3176954
Plumbing						
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	10	14	3176975
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	14	3176949
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,900 SF	24	3176944
D2010	Custodian closet	Fair	Water Heater, Electric, Residential	1	5	3176945
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	19	3176970
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	14	3176938
D2010	Common area restrooms	Fair	Urinal, Waterless	4	14	3176948
D2010	Common area restrooms	Fair	Toilet, Child-Sized	10	14	3176936
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3176966
HVAC						
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-57]	1	4	3176946
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-56]	1	4	3176964
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-66]	1	4	3176991
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-55]	1	4	3176941
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-54]	1	5	3176973
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-53]	1	4	3176981
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-52]	1	4	3176940
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-51]	1	4	3176937
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-58]	1	4	3176956
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-59]	1	4	3176952
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-60]	1	4	3176962
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AC-65]	1	4	3176947
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	15,900 SF	14	3176958
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-61]	1	4	3176968
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-62]	1	4	3176971
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-63]	1	4	3176950
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-64]	1	4	3176967
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [GV-8]	1	4	3183876
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [GV-7]	1	4	3176961
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	4	3176979
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-18]	1	4	3176986

Component Condition Report Tony Tobin Elementary / Building E						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-18]	1	4	3176960
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-20]	1	4	3176982
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	15,900 SF	9	3176980
D4010	Fire riser room	Fair	Fire Riser, Dry Standpipe, 4 IN	1	24	3176972
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	3176932
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	15,900 SF	24	3176953
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	3176990
D5020	Electrical closet	Fair	Distribution Panel, 277/480 V, 400 AMP	1	14	3176974
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,900 SF	10	3176989
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	4	3176934
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	15,900 SF	14	3176977
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	15,900 SF	7	3176987
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Cabinetry, Standard	180 LF	4	3176933
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	24	3176976
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	12	10	3176983
Component Condition Report Tony Tobin 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	3177017
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	14	3177004
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	22	24	3177028
Roofing						
B3010	Main roof	Fair	Roofing, Modified Bitumen	13,900 SF	4	3177014
B3010	Roof	Good	Roofing, Clay/Concrete Tile	3,900 SF	34	3177032
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	8	14	3176998
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	42	14	3177047
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	22	24	3177040
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,500 SF	9	3176994
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	4	3177007
C2010	Throughout	Fair	Wall Finishes, Wallpaper	22,500 SF	9	3177001
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	24	3177013
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	14	3177023

Component Condition Report | Tony Tobin Elementary / Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Hallway	Good	Flooring, Vinyl Sheeting	2,000 SF	14	3177018
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	500 SF	24	3177035
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	11,000 SF	6	3177045
C2050	Common area restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	6	3177005
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3177042
D2010	Common area restrooms	Fair	Toilet, Child-Sized	10	14	3177000
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	10	14	3177037
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	14	3177015
D2010	Common area restrooms	Fair	Urinal, Waterless	4	14	3177036
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,900 SF	24	3177044
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	14	3177003
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	19	3177030
D2010	Custodian closet	Fair	Water Heater, Electric, Residential	1	5	3177033
HVAC						
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-10]	1	4	3176997
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-67]	1	4	3176996
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-11]	1	4	3176993
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-12]	1	4	3177008
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-13]	1	4	3177019
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-14]	1	4	3177012
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-15]	1	4	3176995
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	13,900 SF	14	3177031
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-20]	1	4	3177046
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-68]	1	4	3177011
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-19]	1	4	3177041
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-18]	1	4	3177025
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-17]	1	4	3177024
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC-16]	1	4	3177010
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-9]	1	4	3177020
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [GV-2]	1	4	3183879
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-10]	1	4	3183880
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [GV-1]	1	5	3177016
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-11]	1	4	3183881
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-11]	1	4	3183878
Fire Protection						
D4010	Fire riser room	Fair	Fire Riser, Dry Standpipe, 4 IN	1	24	3176999
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	13,900 SF	9	3177043
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	3177034

Component Condition Report | Tony Tobin Elementary / Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	13,900 SF	24	3177002
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	3177027
D5020	Electrical closet	Fair	Distribution Panel, 277/480 V, 400 AMP	1	14	3177029
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,900 SF	10	3177038
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	4	3177026
D7030	Throughout	Fair	Security/Surveillance System, Full System Upgrade, Average Density	13,900 SF	9	3177009
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	13,900 SF	4	3177039
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Cabinetry, Standard	180 LF	4	3177006
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	180 LF	24	3177021
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	12	10	3177022

Component Condition Report | Tony Tobin Elementary / Multi Purpose Room

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	3177076
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	14	3177058
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	16	24	3177083
B2050	Serving area	Fair	Overhead/Dock Door, any type, by SF, Refinish	1	5	3177048
Roofing						
B3010	Main roof	Fair	Roofing, Modified Bitumen	13,100 SF	4	3177066
B3010	Roof	Good	Roofing, Clay/Concrete Tile	3,900 SF	34	3177061
B3060	Main roof	Fair	Roof Skylight, per unit, up to 20 SF	6	14	3177081
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	26	14	3177109
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	10	24	3177078
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	9	3177065
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	4	3177101
C2010	Throughout	Fair	Wall Finishes, Wallpaper	7,500 SF	9	3177092
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	24	3177088
C2030	Restroom	Fair	Flooring, Ceramic Tile	250 SF	24	3177086
C2030	Storage	Fair	Flooring, Vinyl Tile (VCT)	400 SF	9	3177080
C2030	Throughout	Good	Flooring, Vinyl Sheeting	1,200 SF	14	3177075
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	5	3177100
C2030	Commercial kitchen	Fair	Flooring, Quarry Tile	800 SF	34	3177070
C2050	Throughout	Fair	Ceiling Finishes, Wood Paneling	1,800 SF	14	3177056
C2050	Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	6	3177072

Component Condition Report Tony Tobin Elementary / Multi Purpose Room						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	11	14	3177079
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	3177053
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,900 SF	24	3177105
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	19	3177102
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	3183883
D2010	Custodian closet	Good	Water Heater, Gas, Residential	1	14	3177077
D2010	Common area restrooms	Fair	Toilet, Commercial Water Closet	11	14	3177051
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	9	3177087
D2010	Common area restrooms	Fair	Urinal, Waterless	4	14	3177093
HVAC						
D3030	Main roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON [SAC-2]	1	3	3177050
D3050	Upper roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-9]	1	4	3177098
D3050	Main roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU-1]	1	4	3177049
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-8]	1	4	3177055
D3050	Upper roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [AC-7]	1	4	3177052
D3050	Main roof	Fair	HVAC System, Ductwork, Medium Density	3,900 SF	14	3183882
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [GV-9]	1	4	3177059
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-7]	1	4	3177064
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	3177104
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	4	3177095
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [GV-10]	1	4	3177062
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [GV-10]	1	4	3177057
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-5]	1	4	3177067
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	5	3177071
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-6]	1	4	3177073
D3060	Main roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-4]	1	4	3177096
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,900 SF	10	3177103
D4010	Fire riser room	Fair	Fire Riser, Dry Standpipe, 4 IN	1	24	3177089
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	3177082
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	6,900 SF	24	3177090
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	3177074
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	3177060
D5020	Main roof	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	3177068
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,900 SF	10	3177108
Fire Alarm & Electronic Systems						
D7030	Throughout	Good	Security/Surveillance System, Full System Upgrade, Average Density	6,900 SF	14	3177085

Component Condition Report | Tony Tobin Elementary / Multi Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,900 SF	6	3177069
D7050	Lobby	Fair	Fire Alarm Panel, Multiplex	1	9	3177054
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	5	3177097
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	4	3177094
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	5	3177107
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	3177063
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	3177084
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	3177099
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	12	10	3177091

Component Condition Report | Tony Tobin Elementary / Relos

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	3,700 SF	6	3177129
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	6	15	3177135
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	3	25	3177121
Roofing						
B3010	Main roof	Fair	Roofing, Metal	2,880 SF	25	3177114
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Hollow-Core Residential	3	5	3177134
C1030	Throughout building	Fair	Door Hardware, School, per Door	6	15	3177139
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,880 SF	10	3177115
C2010	Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	150 SF	15	3177138
C2010	Throughout	Fair	Wall Finishes, Fiberglass Paneling	3,400 SF	35	3177124
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	1,700 SF	6	3177132
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	1,200 SF	9	3177130
Plumbing						
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	15	3177127
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	15	3177111
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	3177118
HVAC						
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	3183885
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	3177110
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	3183887
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	6	3177126
Electrical						

Component Condition Report | Tony Tobin Elementary / Relos

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	14	3183886
D5020	Building interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	15	3177112
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	2,880 SF	25	3177119
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,880 SF	10	3177131
Fire Alarm & Electronic Systems						
D7050	Building interior	Fair	Fire Alarm Panel, Multiplex	1	9	3177120
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,880 SF	7	3177113
Equipment & Furnishings						
E1040	Building interior	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	3177136
E1060	Kitchen	Fair	Residential Appliances, Microwave	1	5	3177125
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	3177133
E2010	Throughout	Fair	Casework, Cabinetry, Standard	28 LF	4	3177117
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	28 LF	25	3177116
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	10	3177128

Component Condition Report | Tony Tobin 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	3177153
B2050	Storage buildings	Fair	Exterior Door, Steel, Standard	4	24	3177169
Roofing						
B3010	Storage buildings	Fair	Roofing, Clay/Concrete Tile	1,950 SF	34	3177149
Interiors						
C2010	Storage buildings	Fair	Wall Finishes, any surface, Prep & Paint	2,800 SF	6	3177178
C2030	Storage buildings	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,800 SF	5	3177144
C2050	Storage buildings	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,800 SF	5	3177164
Plumbing						
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	7	3183890
D2010	Site	Fair	Backflow Preventer, Domestic Water, 4 IN	1	14	3177154
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	14	3177167
Electrical						
D5010	Generator room	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	9	3183889
D5010	Generator room	Fair	Generator, Diesel, 65 to 125 KW	1	9	3177145
D5020	Storage buildings	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	3177162
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	14	3177150
D5020	Storage buildings	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	1,800 SF	24	3177148
D5020	Generator room	Fair	Switchboard, 277/480 V, 1600 AMP	1	24	3177168

Component Condition Report | Tony Tobin Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Storage buildings	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,800 SF	10	3177166
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	75,000 SF	3	3177142
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	75,000 SF	19	3177172
G2030	Sidewalk	Good	Sidewalk, Concrete, Large Areas	32,000 SF	34	3177175
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	6	10	3177173
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	13	3177160
G2050	Playground	Fair	Play Structure, Multipurpose, Small	2	10	3177158
G2050	Basketball court & playground	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	95,000 SF	18	3177152
G2050	Basketball court & playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	95,000 SF	3	3177151
G2050	Playground	Good	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth	13,000 SF	3	3177170
Sitework						
G2060	Lunch shelter	Fair	Picnic Table, Metal Powder-Coated	64	10	3177143
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	85 LF	24	3177171
G2060	Parking lot	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	3183888
G2060	Parking lot	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	3177163
G2060	Main entrance	Fair	Bike Rack, Fixed 6-10 Bikes	12	10	3177141
G2060	Trash enclosure	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	8	7	3177174
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	2,200 LF	25	3177165
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	155,000 SF	6	3177161
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace/Install	6	13	3177177
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace/Install	14	13	3177147

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/11/2021

Location	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Escalated Estimate
Tony Tobin Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Tony Tobin Elementary / Admin	\$1,439	\$0	\$0	\$0	\$302,452	\$123,968	\$0	\$5,174	\$43,472	\$61,314	\$0	\$0	\$0	\$0	\$162,253	\$138,491	\$0	\$0	\$0	\$119,574	\$32,590	\$990,726
Tony Tobin Elementary / Building C	\$0	\$0	\$0	\$0	\$472,335	\$151,175	\$0	\$0	\$69,415	\$93,307	\$172,575	\$0	\$0	\$22,759	\$332,208	\$199,027	\$0	\$0	\$0	\$1,553	\$4,798	\$1,519,153
Tony Tobin Elementary / Building D	\$2,878	\$0	\$0	\$0	\$501,552	\$8,598	\$169,721	\$0	\$75,585	\$102,190	\$196,378	\$0	\$0	\$0	\$380,097	\$2,415	\$228,091	\$0	\$0	\$2,815	\$2,999	\$1,673,320
Tony Tobin Elementary / Building E	\$0	\$0	\$0	\$0	\$456,512	\$14,630	\$171,572	\$43,295	\$24,541	\$173,687	\$196,378	\$0	\$0	\$0	\$350,795	\$0	\$230,578	\$0	\$0	\$1,553	\$4,798	\$1,668,338
Tony Tobin Elementary / Building K	\$0	\$0	\$0	\$0	\$443,928	\$6,160	\$153,727	\$0	\$0	\$204,958	\$172,575	\$0	\$0	\$0	\$307,594	\$0	\$206,596	\$0	\$0	\$1,553	\$4,798	\$1,501,890
Tony Tobin Elementary / Multi Purpose Room	\$0	\$0	\$0	\$5,806	\$297,779	\$65,192	\$66,223	\$0	\$0	\$60,664	\$104,661	\$0	\$0	\$0	\$245,640	\$46,049	\$64,484	\$0	\$9,046	\$8,929	\$45,186	\$1,019,659
Tony Tobin Elementary / Relos	\$0	\$0	\$0	\$0	\$31,024	\$2,182	\$33,905	\$7,842	\$0	\$18,777	\$51,653	\$0	\$0	\$0	\$11,219	\$39,322	\$45,565	\$0	\$0	\$0	\$0	\$241,489
Tony Tobin Elementary / Site	\$0	\$0	\$0	\$108,264	\$3,738	\$8,085	\$239,116	\$22,600	\$107,277	\$114,829	\$149,069	\$0	\$20,518	\$384,470	\$42,028	\$33,286	\$22,916	\$0	\$795,298	\$509,547	\$0	\$2,561,042
Grand Total	\$4,317	\$0	\$0	\$114,070	\$2,509,320	\$379,990	\$834,264	\$78,911	\$320,289	\$829,726	\$1,043,290	\$0	\$20,518	\$407,230	\$1,831,834	\$458,590	\$798,230	\$0	\$804,344	\$645,523	\$95,170	\$11,175,615

Tony Tobin Elementary

Tony Tobin Elementary / Admin

Uniformat Code	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B2010	3176763	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	3176781	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	22	EA	\$1,051.65	\$23,136																\$23,136							\$23,136
B3010	3176777	Roofing, Modified Bitumen, Replace	20	16	4	7400	SF	\$11.07	\$81,918						\$81,918																	\$81,918
B3060	3183884	Roof Skylight, per unit, up to 20 SF, Replace	30	30	0	1	EA	\$1,439.10	\$1,439	\$1,439																						\$1,439
B3060	3176782	Roof Skylight, per unit, up to 20 SF, Replace	30	16	14	6	EA	\$1,439.10	\$8,635																\$8,635							\$8,635
C1030	3176806	Door Hardware, School, per Door, Replace	30	16	14	39	EA	\$442.80	\$17,269																\$17,269							\$17,269
C1070	3176797	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	6800	SF	\$3.87	\$26,347								\$26,347															\$26,347
C1090	3176765	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	3	EA	\$830.25	\$2,491						\$2,491																	\$2,491
C2010	3176780	Wall Finishes, Wallpaper, Replace	15	7	8	10500	SF	\$2.44	\$25,572									\$25,572														\$25,572
C2030	3176756	Flooring, Vinyl Sheetting, Replace	15	7	8	700	SF	\$7.75	\$5,424									\$5,424														\$5,424
C2030	3176754	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6000	SF	\$8.30	\$49,815							\$49,815									\$49,815							\$99,630
C2050	3176786	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	700	SF	\$2.21	\$1,550							\$1,550									\$1,550							\$3,100
D2010	3176755	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	10	5	1	EA	\$1,439.10	\$1,439							\$1,439													\$1,439			\$2,878
D2010	3176785	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,660.50	\$1,661									\$1,661														\$1,661
D2010	3176762	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,660.50	\$1,661									\$1,661														\$1,661
D2010	3176790	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	16	14	4	EA	\$1,328.40	\$5,314															\$5,314								\$5,314
D2010	3176787	Toilet, Commercial Water Closet, Replace	30	16	14	5	EA	\$1,439.10	\$7,196															\$7,196								\$7,196
D2010	3176784	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	2	EA	\$1,660.50	\$3,321															\$3,321								\$3,321
D2010	3176776	Sink/Lavatory, Drop-In Style, Vitreous China, Replace	30	16	14	5	EA	\$1,217.70	\$6,089															\$6,089								\$6,089
D2010	3176771	Urinal, Waterless, Replace	30	16	14	1	EA	\$664.20	\$664															\$664								\$664
D2010	3176767	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	\$885.60	\$886																				\$886			\$886
D3030	3176798	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$4,206.60	\$4,207									\$4,207														\$4,207
D3050	3176775	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	16	4	1	EA	\$8,302.50	\$8,303						\$8,303																	\$8,303
D3050	3176796	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	16	4	1	EA	\$16,605.00	\$16,605						\$16,605																	\$16,605
D3050	3176804	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	16	4	1	EA	\$16,605.00	\$16,605						\$16,605																	\$16,605
D3050	3176778	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	16	4	1	EA	\$8,302.50	\$8,303						\$8,303																	\$8,303
D3050	3176783	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	16	4	1	EA	\$16,605.00	\$16,605						\$16,605																	\$16,605
D3050	3176759	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	16	4	1	EA	\$16,605.00	\$16,605						\$16,605																	\$16,605
D3050	3176807	Air Handler, Interior AHU, Easy/Moderate Access, 401 to 800 CFM, Replace	25	16	9	1	EA	\$6,863.40	\$6,863									\$6,863														\$6,863
D3060	3176801	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$1,549.80	\$1,550						\$1,550																	\$1,550
D3060	3176768	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,549.80	\$1,550						\$1,550																	\$1,550
D3060	3176803	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4	1	EA	\$2,656.80	\$2,657						\$2,657																	\$2,657
D4010	3176761	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	7100	SF	\$1.66	\$11,790											\$11,790												\$11,790
D4030	3176800	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$166.05	\$996							\$996										\$996						\$1,993
D5020	3176779	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	16	14	1	EA	\$11,070.00	\$11,070															\$11,070								\$11,070
D5020	3176805	Secondary Transformer, Dry, Stepdown, 15 KVA, Replace	30	16	14	1	EA	\$6,642.00	\$6,642															\$6,642								\$6,642
D5020	3176793	Distribution Panel, 120/208 V, 200 AMP, Replace	30	16	14	1	EA	\$2,214.00	\$2,214															\$2,214								\$2,214
D5040	3176757	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	7100	SF	\$8.86	\$62,878																			\$62,878				\$62,878
D6060	3176750	Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	16	4	1	EA	\$4,981.50	\$4,982						\$4,982																	\$4,982
D7030	3176795	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	7100	SF	\$2.21	\$15,719															\$15,719								\$15,719
D7050	3176791	Fire Alarm Panel, Multiplex, Replace	15	11	4	1	EA	\$4,428.00	\$4,428						\$4,428													\$4,428				\$8,856
D7050	3176799	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	16	4	7100	SF	\$2.21	\$15,719						\$15,719																	\$15,719
D7050	3176751	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$16,605.00	\$16,605							\$16,605													\$16,605			\$33,210

Uniformat Code	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
G4050	3176862	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	12	EA	\$442.80	\$5,314											\$5,314											\$5,314
Totals, Unescalated										\$0	\$0	\$0	\$0	\$419,664	\$130,405	\$0	\$0	\$54,797	\$71,512	\$128,412	\$0	\$0	\$15,498	\$219,629	\$127,748	\$0	\$0	\$0	\$886	\$2,657	\$1,171,206
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$472,335	\$151,175	\$0	\$0	\$69,415	\$93,307	\$172,575	\$0	\$0	\$22,759	\$332,208	\$199,027	\$0	\$0	\$0	\$1,553	\$4,798	\$1,519,153
Tony Tobin Elementary / Building D																															
Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023																			

Unif	format	Code	ID	Cost	Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
C2030		3177080		Flooring, Vinyl Tile (VCT), Replace	15	6	9		400	SF	\$5.54	\$2,214											\$2,214												\$2,214	
C2030		3177075		Flooring, Vinyl Sheetting, Replace	15	1	14		1200	SF	\$7.75	\$9,299																\$9,299								\$9,299
C2030		3177100		Flooring, Carpet, Commercial Standard, Replace	10	5	5		3500	SF	\$8.30	\$29,059						\$29,059											\$29,059							\$58,118
C2050		3177056		Ceiling Finishes, Wood Paneling, Replace	30	16	14		1800	SF	\$15.50	\$27,896																\$27,896								\$27,896
C2050		3177072		Ceiling Finishes, any flat surface, Prep & Paint	10	4	6		200	SF	\$2.21	\$443								\$443											\$443				\$886	
D2010		3177077		Water Heater, Gas, Residential, Replace	15	1	14		1	EA	\$2,103.30	\$2,103																\$2,103								\$2,103
D2010		3177087		Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9		4	EA	\$1,328.40	\$5,314											\$5,314													\$5,314
D2010		3177079		Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14		11	EA	\$1,660.50	\$18,266																\$18,266								\$18,266
D2010		3177053		Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14		1	EA	\$2,767.50	\$2,768																\$2,768								\$2,768
D2010		3183883		Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14		1	EA	\$1,328.40	\$1,328																\$1,328								\$1,328
D2010		3177051		Toilet, Commercial Water Closet, Replace	30	16	14		11	EA	\$1,439.10	\$15,830																\$15,830								\$15,830
D2010		3177093		Urinal, Waterless, Replace	30	16	14		4	EA	\$664.20	\$2,657																\$2,657								\$2,657
D2010		3177102		Sink/Lavatory, Service Sink, Floor, Replace	35	16	19		1	EA	\$885.60	\$886																						\$886		\$886
D3030		3177050		Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	12	3		1	EA	\$5,313.60	\$5,314					\$5,314																	\$5,314		\$10,627
D3050		3177098		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4		1	EA	\$16,605.00	\$16,605						\$16,605																		\$16,605
D3050		3177049		Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	16	4		1	EA	\$38,745.00	\$38,745						\$38,745																		\$38,745
D3050		3177055		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4		1	EA	\$16,605.00	\$16,605						\$16,605																		\$16,605
D3050		3177052		Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	16	4		1	EA	\$16,605.00	\$16,605						\$16,605																		\$16,605
D3050		3183882		HVAC System, Ductwork, Medium Density, Replace	30	16	14		3900	SF	\$4.43	\$17,269																\$17,269								\$17,269
D3060		3177059		Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4		1	EA	\$2,656.80	\$2,657						\$2,657																		\$2,657
D3060		3177064		Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4		1	EA	\$2,656.80	\$2,657						\$2,657																		\$2,657
D3060		3177104		Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4		1	EA	\$1,549.80	\$1,550						\$1,550																		\$1,550
D3060		3177062		Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4		1	EA	\$2,656.80	\$2,657						\$2,657																		\$2,657
D3060		3177057		Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4		1	EA	\$1,549.80	\$1,550						\$1,550																		\$1,550
D3060		3177067		Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	16	4		1	EA	\$1,549.80	\$1,550						\$1,550																		\$1,550
D3060		3177073		Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4		1	EA	\$1,549.80	\$1,550						\$1,550																		\$1,550
D3060		3177096		Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4		1	EA	\$2,656.80	\$2,657						\$2,657																		\$2,657
D3060		3177095		Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4		1	EA	\$1,660.50	\$1,661						\$1,661																		\$1,661
D3060		3177071		Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	15	5		1	EA	\$1,660.50	\$1,661							\$1,661																	\$1,661
D4010		3177103		Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10		6900	SF	\$1.66	\$11,457													\$11,457											\$11,457
D4030		3177082		Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6		6	EA	\$166.05	\$996								\$996											\$996					\$1,993
D5020		3177074		Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	16	14		1	EA	\$8,413.20	\$8,413																\$8,413								\$8,413
D5020		3177068		Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	16	14		1	EA	\$8,413.20	\$8,413																\$8,413								\$8,413
D5020		3177060		Distribution Panel, 120/208 V, 200 AMP, Replace	30	16	14		1	EA	\$2,214.00	\$2,214																\$2,214								\$2,214
D5040		3177108		Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10		6900	SF	\$8.86	\$61,106													\$61,106											\$61,106
D7030		3177085		Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14		6900	SF	\$2.21	\$15,277																\$15,277								\$15,277
D7050		3177069		Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	14	6		6900	SF	\$2.21	\$15,277								\$15,277																\$15,277
D7050		3177054		Fire Alarm Panel, Multiplex, Replace	15	6	9		1	EA	\$4,428.00	\$4,428												\$4,428												\$4,428
E1030		3177094		Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	11	4		1	EA	\$4,206.60	\$4,207						\$4,207																\$4,207		\$8,413
E1030		3177097		Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5		1	EA	\$7,527.60	\$7,528							\$7,528																\$7,528	\$15,055
E1030		3177107		Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	10	5		1	EA	\$7,527.60	\$7,528							\$7,528																\$7,528	\$15,055
E1030		3177063		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		3177099		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		3177084		Foodservice Equipment, Convection Oven, Double, Replace	10	4	6		1	EA	\$10,516.50	\$10,517								\$10,517										\$10,517						\$21,033
G4050		3177091		Exterior Fixture w/ Lamp, any type, w/ LED Replacement,																																

Tony Tobin Elementary / Relos

Unif	format	Code	ID	Cost	Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
B2010		3177129		Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	3700	SF	\$3.32	\$12,288									\$12,288									\$12,288						\$24,575	
B2020		3177135		Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	6	EA	\$1,383.75	\$8,303																		\$8,303							\$8,303
C1030		3177134		Interior Door, Wood, Hollow-Core Residential, Replace	20	15	5	3	EA	\$442.80	\$1,328								\$1,328																	\$1,328
C1030		3177139		Door Hardware, School, per Door, Replace	30	15	15	6	EA	\$442.80	\$2,657																		\$2,657							\$2,657
C1070		3177115		Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	2880	SF	\$3.87	\$11,159													\$11,159												\$11,159
C2010		3177138		Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	150	SF	\$17.71	\$2,657																		\$2,657							\$2,657
C2030		3177130		Flooring, Vinyl Sheetting, Replace	15	6	9	1200	SF	\$7.75	\$9,299												\$9,299													\$9,299
C2030		3177132		Flooring, Carpet, Commercial Standard, Replace	10	4	6	1700	SF	\$8.30	\$14,114									\$14,114										\$14,114						\$28,229
D2010		3177127		Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,439.10	\$2,878																		\$2,878							\$2,878
D2010		3177111		Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	2	EA	\$1,328.40	\$2,657																		\$2,657							\$2,657
D2010		3177118		Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,660.50	\$3,321																		\$3,321							\$3,321
D3030		3183885		Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	16	4	1	EA	\$6,088.50	\$6,089							\$6,089																		\$6,089

Unif	format	Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate			
D3030		3177110		Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	16	4	1	EA	\$6,088.50	\$6,089						\$6,089																		\$6,089		
D3030		3183887		Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	16	4	1	EA	\$6,088.50	\$6,089						\$6,089																			\$6,089	
D4030		3177126		Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	2	EA	\$166.05	\$332								\$332										\$332							\$664	
D5020		3183886		Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$7,416.90	\$7,417																\$7,417									\$7,417	
D5020		3177112		Distribution Panel, 120/208 V, 200 AMP, Replace	30	15	15	1	EA	\$2,214.00	\$2,214																	\$2,214								\$2,214	
D5040		3177131		Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	2880	SF	\$8.86	\$25,505												\$25,505													\$25,505	
D7050		3177113		Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	13	7	2880	SF	\$2.21	\$6,376									\$6,376																\$6,376	
D7050		3177120		Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,428.00	\$4,428											\$4,428														\$4,428	
E1040		3177136		Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,660.50	\$1,661								\$1,661										\$1,661							\$3,321	
E1060		3177125		Residential Appliances, Microwave, Replace	10	5	5	1	EA	\$553.50	\$554							\$554											\$554								\$1,107
E1060		3177133		Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	1	EA	\$664.20	\$664												\$664													\$664	
E2010		3177117		Casework, Cabinetry, Standard, Replace	20	16	4	28	LF	\$332.10	\$9,299						\$9,299																			\$9,299	
G4050		3177128		Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	4	EA	\$442.80	\$1,771																	\$1,771								\$1,771	
Totals, Unescalated													\$0	\$0	\$0	\$0	\$27,564	\$1,882	\$28,395	\$6,376	\$0	\$14,391	\$38,435	\$0	\$0	\$0	\$7,417	\$25,240	\$28,395	\$0	\$0	\$0	\$0	\$178,094			
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$0	\$31,024	\$2,182	\$33,905	\$7,842	\$0	\$18,777	\$51,653	\$0	\$0	\$0	\$11,219	\$39,322	\$45,565	\$0	\$0	\$0	\$0	\$241,489			

Tony Tobin Elementary / Site																																					
Unif	format	Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate			
B2010		3177153		Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6		2900	SF	\$3.32	\$9,631							\$9,631											\$9,631					\$19,262		
C2010		3177178		Wall Finishes, any surface, Prep & Paint	10	4	6		2800	SF	\$1.66	\$4,649							\$4,649											\$4,649					\$9,299		
C2030		3177144		Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5		1800	SF	\$1.66	\$2,989						\$2,989											\$2,989					\$5,978			
C2050		3177164		Ceiling Finishes, any flat surface, Prep & Paint	10	5	5		1800	SF	\$2.21	\$3,985						\$3,985											\$3,985					\$7,970			
D2010		3177154		Backflow Preventer, Domestic Water, 4 IN, Replace	30	16	14	1	EA		\$7,306.20	\$7,306																\$7,306							\$7,306		
D2010		3183890		Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	2	EA		\$1,660.50	\$3,321								\$3,321															\$3,321		
D4010		3177167		Backflow Preventer, Fire Suppression, 6 IN, Replace	30	16	14	1	EA		\$11,623.50	\$11,624																\$11,624								\$11,624	
D5010		3177145		Generator, Diesel, 65 to 125 KW, Replace	25	16	9	1	EA		\$64,206.00	\$64,206																								\$64,206	
D5010		3183889		Automatic Transfer Switch, ATS, 100 AMP, Replace	25	16	9	1	EA		\$9,409.50	\$9,410																								\$9,410	
D5020		3177150		Secondary Transformer, Dry, Stepdown, 15 KVA, Replace	30	16	14	1	EA		\$6,642.00	\$6,642																	\$6,642							\$6,642	
D5020		3177162		Distribution Panel, 120/208 V, 200 AMP, Replace	30	16	14	1	EA		\$2,214.00	\$2,214																	\$2,214							\$2,214	
D5040		3177166		Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1800	SF		\$6.64	\$11,956																								\$11,956	
G2020		3177142		Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	75000	SF		\$0.50	\$37,361																								\$37,361	
G2020		3177172		Parking Lots, Pavement, Asphalt, Mill & Overlay	25	6	19	75000	SF		\$3.87	\$290,588																								\$290,588	
G2050		3177151		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	95000	SF		\$0.50	\$47,324																								\$47,324	
G2050		3177160		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	8	EA		\$10,516.50	\$84,132																								\$84,132	
G2050		3177152		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	7	18	95000	SF		\$3.87	\$368,078																								\$368,078	
G2050		3177170		Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth, Replace	3	0	3	13000	SF		\$1.11	\$14,391																								\$14,391	
G2050		3177173		Play Structure, Swing Set, 4 Seats, Replace	20	10	10	6	EA		\$2,767.50	\$16,605																									\$16,605
G2050		3177158		Play Structure, Multipurpose, Small, Replace	20	10	10	2	EA		\$11,070.00	\$22,140																									\$22,140
G2060		3177143		Picnic Table, Metal Powder-Coated, Replace	20	10	10	64	EA		\$774.90	\$49,594																									\$49,594
G2060		3177141		Bike Rack, Fixed 6-10 Bikes, Replace	20	10	10	12	EA		\$885.60	\$10,627																									\$10,627
G2060		3183888		Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA		\$1,660.50	\$1,661																									\$1,661
G2060		3177163		Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA		\$1,660.50	\$1,661																									\$1,661
G2060		3177174		Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	13	7	8	EA		\$1,881.90	\$15,055																									\$15,055
G2080		3177161		Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	14	6	155000	SF		\$1.11	\$171,585																									\$171,585
G4050		3177177		Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace/Install	20	7	13	6	EA		\$4,649.40	\$27,896																									\$27,896
G4050		3177147		Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace/Install	20	7	13	14	EA		\$4,649.40	\$65,092																									\$65,092
Totals, Unescalated													\$0	\$0	\$0	\$99,077	\$3,321	\$6,974	\$200,256	\$18,376	\$84,686	\$88,007	\$110,921	\$0	\$14,391	\$261,806	\$27,786	\$21,365	\$14,280	\$0	\$467,154	\$290,588	\$0		\$1,708,987		
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$108,264	\$3,738	\$8,085	\$239,116	\$22,600	\$107,277	\$114,829	\$149,069	\$0	\$20,518	\$384,470	\$42,028	\$33,286	\$22,916	\$0	\$795,298	\$509,547	\$0		\$2,561,042		

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3176945	D2010	Water Heater	Electric, Residential	30 GAL	Tony Tobin Elementary / Building E	Custodian closet	A. O. Smith	DEL30	LG4M006642	2005	50008338	
2	3176918	D2010	Water Heater	Electric, Residential	19 GAL	Tony Tobin Elementary / Building D	Custodian closet	Bradford	LE120L3	NH38099181	2005	50008513	
3	3176823	D2010	Water Heater	Electric, Residential	30 GAL	Tony Tobin Elementary / Building C	Custodian closet	A. O. Smith	DEL30	J040466443	2005	50008308	
4	3177033	D2010	Water Heater	Electric, Residential	0 GAL	Tony Tobin Elementary / Building K	Custodian closet	A. O. Smith	DEL30	101400544	2005	50008287	
5	3177077	D2010	Water Heater	Gas, Residential	80 GAL	Tony Tobin Elementary / Multi Purpose Room	Custodian closet	A. O. Smith	BL-80 100	2008118341601	2020	50008467	
6	3176755	D2010	Water Heater	Gas, Residential, 30 to 50 GAL	50 GAL	Tony Tobin Elementary / Admin	Custodian closet	A. O. Smith	GVR50100	J04J028994	2005	50008479	
7	3177154	D2010	Backflow Preventer	Domestic Water, 4 IN	4 IN	Tony Tobin Elementary / Site	Site	Zurn	2005		2005	50008342	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3183885	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	4 TON	Tony Tobin Elementary / Relos	Rear of building	Bard	Illegible	Illegible	2005	50008309	
2	3177110	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 - 4 TON	Tony Tobin Elementary / Relos	Rear of building	Bard	WH602-A10XX4XXX	153N052112822-02	2005	50008337	
3	3183887	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	4 TON	Tony Tobin Elementary / Relos	Rear of building	Bard	Illegible	Illegible	2005	50006825	
4	3176798	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Tony Tobin Elementary / Admin	Main roof	Arcoaire	N4A324AKB200	E131622478	2013	50008246	
5	3177050	D3030	Split System Ductless [SAC-2]	Single Zone, 1.5 to 2 TON	1.5 TON	Tony Tobin Elementary / Multi Purpose Room	Main roof	Mitsubishi Electric	PU18EK	Illegible	2005	50008285	
6	3176807	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 401 to 800 CFM	401 - 800 CFM	Tony Tobin Elementary / Admin	IT room	Goodman	Inaccessible	Inaccessible	2005	50007026	
7	3177049	D3050	Make-Up Air Unit [MAU-1]	MUA or MAU, 2000 to 6000 CFM	2000 CFM	Tony Tobin Elementary / Multi Purpose Room	Main roof	Reznor	No tag/plate found	No tag/plate found	2005	50008395	
8	3176783	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Tony Tobin Elementary / Admin	Main roof	Carrier	48HJL008---641-	1504G20526	2005	50008452	
9	3176858	D3050	Packaged Unit [1]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651-	3304G50329	2005	50008420	
10	3176759	D3050	Packaged Unit [AC-1]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	Tony Tobin Elementary / Admin	Main roof	Carrier	48HJL007---651-	2004G40353	2005	50008465	
11	3176997	D3050	Packaged Unit [AC-10]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1904G50467	2005	50008504	
12	3176993	D3050	Packaged Unit [AC-11]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1704G40104	2005	50008462	
13	3177008	D3050	Packaged Unit [AC-12]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1804G30090	2005	50006831	
14	3177019	D3050	Packaged Unit [AC-13]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1804G30092	2005	50008419	
15	3177012	D3050	Packaged Unit [AC-14]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1704G40105	2005	50006832	
16	3176995	D3050	Packaged Unit [AC-15]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1304G369	2005	50008333	
17	3177010	D3050	Packaged Unit [AC-16]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1904G20177	2005	50006853	
18	3177024	D3050	Packaged Unit [AC-17]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1904G50469	2005	50008282	
19	3177025	D3050	Packaged Unit [AC-18]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1704G40102	2005	50008484	
20	3177041	D3050	Packaged Unit [AC-19]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1804G30093	2005	50008332	
21	3176778	D3050	Packaged Unit [AC-2]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Tony Tobin Elementary / Admin	Main roof	Carrier	48HJL004---641-	0604G10089	2005	50008322	
22	3177046	D3050	Packaged Unit [AC-20]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL005---651-	1304G20370	2005	50006838	
23	3176835	D3050	Packaged Unit [AC-21]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651-	2204G2034	2005	50008355	

24	3176814	D3050	Packaged Unit [AC-22]	RTU, Pad or Roof-Mounted	3 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651--	3404G40288	2005	50008597
25	3176837	D3050	Packaged Unit [AC-23]	RTU, Pad or Roof-Mounted	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL0085--651--	2204G20220	2005	50008378
26	3176852	D3050	Packaged Unit [AC-24]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651-	3404G50240	2005	50008449
27	3176836	D3050	Packaged Unit [AC-25]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651-	2104G30445	2005	50008414
28	3176866	D3050	Packaged Unit [AC-26]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651-	3104G40291	2005	50008464
29	3176850	D3050	Packaged Unit [AC-27]	RTU, Pad or Roof-Mounted	7.5 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL008---651-	4704G10942	2005	50006801
30	3176839	D3050	Packaged Unit [AC-28]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651-	2204G20221	2005	50006806
31	3176809	D3050	Packaged Unit [AC-29]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651-	2104G30439	2005	50008324
32	3176775	D3050	Packaged Unit [AC-3]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Tony Tobin Elementary / Admin	Main roof	Carrier	48HJL004---651-	2004G40545	2005	50006822
33	3176845	D3050	Packaged Unit [AC-30]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651-	3503G30110	2005	50008424
34	3176824	D3050	Packaged Unit [AC-32]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL005---651-	3404G40292	2005	50008340
35	3176820	D3050	Packaged Unit [AC-33]	RTU, Pad or Roof-Mounted	3 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL004---641-	3304G10398	2005	50008463
36	3176865	D3050	Packaged Unit [AC-34]	RTU, Pad or Roof-Mounted	3 TON	Tony Tobin Elementary / Building C	Main roof	Carrier	48HJL004---641-	4604G50252	2005	50008448
37	3176890	D3050	Packaged Unit [AC-35]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3404G40293	2005	50008522
38	3176906	D3050	Packaged Unit [AC-36]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3503G30108	2005	50008523
39	3176916	D3050	Packaged Unit [AC-37]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3203G50351	2005	50008524
40	3176885	D3050	Packaged Unit [AC-38]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3503G30109	2005	50008320
41	3176888	D3050	Packaged Unit [AC-39]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3204G40243	2005	50008241
42	3176804	D3050	Packaged Unit [AC-4]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	Tony Tobin Elementary / Admin	Main roof	Carrier	48HJL007---651-	1804G30240	2005	50008366
43	3176908	D3050	Packaged Unit [AC-40]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	2304G20482	2005	50008364
44	3176878	D3050	Packaged Unit [AC-41]	RTU, Pad or Roof-Mounted	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	2204G20268	2005	50008371
45	3176895	D3050	Packaged Unit [AC-42]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	2004G40504	2005	50008515
46	3176921	D3050	Packaged Unit [AC-43]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3603G00222	2005	50008256
47	3176889	D3050	Packaged Unit [AC-44]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	2004G40510	2005	50008255
48	3176891	D3050	Packaged Unit [AC-45]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3503G30105	2005	50008251
49	3176915	D3050	Packaged Unit [AC-46]	RTU, Pad or Roof-Mounted	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3503G20389	2005	50008519
50	3176881	D3050	Packaged Unit [AC-47]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3304G10362	2005	50008518
51	3176869	D3050	Packaged Unit [AC-48]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL005---651-	3503G20393	2005	50008483
52	3176873	D3050	Packaged Unit [AC-49]	RTU, Pad or Roof-Mounted	3 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL004---651-	3304G20220	2005	50008316
53	3176796	D3050	Packaged Unit [AC-5]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	Tony Tobin Elementary / Admin	Main roof	Carrier	48HJL007---651-	004G40335	2005	50006814
54	3176900	D3050	Packaged Unit [AC-50]	RTU, Pad or Roof-Mounted	3 TON	Tony Tobin Elementary / Building D	Main roof	Carrier	48HJL004---641-	3204G30200	2005	50008387
55	3176937	D3050	Packaged Unit [AC-51]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651--	3304G10355	2005	50008353
56	3176940	D3050	Packaged Unit [AC-52]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	3503G30111	2005	50008352

57	3176981	D3050	Packaged Unit [AC-53]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	2204G20270	2005	50006820
58	3176973	D3050	Packaged Unit [AC-54]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	2204G20219	2005	50008564
59	3176941	D3050	Packaged Unit [AC-55]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	2204G20167	2005	50008501
60	3176964	D3050	Packaged Unit [AC-56]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	2204G20227	2005	50006829
61	3176946	D3050	Packaged Unit [AC-57]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	3404G50245	2005	50008328
62	3176956	D3050	Packaged Unit [AC-58]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	3403G40128	2005	50008351
63	3176952	D3050	Packaged Unit [AC-59]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	2104G30437	2005	50008354
64	3176962	D3050	Packaged Unit [AC-60]	RTU, Pad or Roof-Mounted	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	3503G20391	2005	50008347
65	3176968	D3050	Packaged Unit [AC-61]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	3404 G40290	2005	50008264
66	3176971	D3050	Packaged Unit [AC-62]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	2104G30450	2005	50008498
67	3176950	D3050	Packaged Unit [AC-63]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651--	2204G20233	2005	50008520
68	3176967	D3050	Packaged Unit [AC-64]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL005---651-	0204G40099	2005	50008487
69	3176947	D3050	Packaged Unit [AC-65]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL004---651-	3304G20219	2005	50008348
70	3176991	D3050	Packaged Unit [AC-66]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building E	Main roof	Carrier	48HJL004---641-	3204G30209	2005	50006815
71	3176996	D3050	Packaged Unit [AC-67]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJM004---641-	0604G10092	2005	50008426
72	3177011	D3050	Packaged Unit [AC-68]	RTU, Pad or Roof-Mounted	3 TON	Tony Tobin Elementary / Building K	Main roof	Carrier	48HJL004---641-	0604G10086	2005	50008305
73	3177052	D3050	Packaged Unit [AC-7]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	Tony Tobin Elementary / Multi Purpose Room	Upper roof	Carrier	48HJL007---651-	1804G34236	2005	50008480
74	3177055	D3050	Packaged Unit [AC-8]	RTU, Pad or Roof-Mounted	6 TON	Tony Tobin Elementary / Multi Purpose Room	Main roof	Carrier	48HJL007---651-	2004G40359	2005	50008323
75	3177098	D3050	Packaged Unit [AC-9]	RTU, Pad or Roof-Mounted	3 TON	Tony Tobin Elementary / Multi Purpose Room	Upper roof	Carrier	48HJL004---641-	2004G40547	2005	50008252
76	3176894	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Tony Tobin Elementary / Building D	Main roof	Cook	100HLC	138S797161-705	2005	50008314
77	3176914	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	900 CFM	Tony Tobin Elementary / Building D	Main roof	Cook	90HLCH	138S797161-703	2005	50002609
78	3176907	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	800 CFM	Tony Tobin Elementary / Building D	Main roof	Cook	80HLCH	138S797161-702	2005	50008379
79	3177104	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Tony Tobin Elementary / Multi Purpose Room	Main roof	Cook	120HLC	38S797J61-6102	2005	50006845
80	3176979	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Tony Tobin Elementary / Building E	Main roof	Cook	100HLC	138S797161-707	2005	50008329
81	3176803	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1600 CFM	Tony Tobin Elementary / Admin	Main roof	Cook	016016	38S797J61-8612	2005	50008313
82	3176801	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Tony Tobin Elementary / Admin	Main roof	Cook	120-HLC	38S797J61-6101	2005	50002616
83	3183880	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Tony Tobin Elementary / Building K	Main roof	Cook	100HLC	138S797161-701	2005	50006856
84	3183881	D3060	Exhaust Fan [EF-11]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Tony Tobin Elementary / Building K	Main roof	Cook	90HLCH	138S797161-705	2005	50008505
85	3183878	D3060	Exhaust Fan [EF-11]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	900 CFM	Tony Tobin Elementary / Building K	Main roof	Cook	90HLCH	138S797161-707	2005	50006857
86	3176834	D3060	Exhaust Fan [EF-12]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	900 CFM	Tony Tobin Elementary / Building C	Main roof	Cook	90LLC	1325800628-709	2005	50008556
87	3176846	D3060	Exhaust Fan [EF-12]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	900 CFM	Tony Tobin Elementary / Building C	Main roof	Cook	90HLCH	138S797161-708	2005	50008474
88	3176833	D3060	Exhaust Fan [EF-13]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Tony Tobin Elementary / Building C	Main roof	Cook	100HLC	138S797161-704	2005	50006805
89	3176813	D3060	Exhaust Fan [EF-14]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Tony Tobin Elementary / Building C	Main roof	Cook	100HLC	138S797161-703	2005	50006807

90	3176919	D3060	Exhaust Fan [EF-17]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Tony Tobin Elementary / Building D	Main roof	Cook	100HLO	138S797161-706	2005	50008398	
91	3176986	D3060	Exhaust Fan [EF-18]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	900 CFM	Tony Tobin Elementary / Building E	Main roof	Cook	90HLCH	138S797161-704	2005	50008350	
92	3176960	D3060	Exhaust Fan [EF-18]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	900 CFM	Tony Tobin Elementary / Building E	Main roof	Greenheck	90HLCH	138S797161-706	2005	50006819	
93	3176768	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Tony Tobin Elementary / Admin	Main roof	Cook	100HLC	38S797J61-7401	2005	50008266	
94	3176982	D3060	Exhaust Fan [EF-20]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Tony Tobin Elementary / Building E	Main roof	Greenheck	100-LILO	138S797161-708	2005	50008486	
95	3177096	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1350 CFM	Tony Tobin Elementary / Multi Purpose Room	Main roof	Cook	135VCR	38S797J61-410	2005	50008482	
96	3177067	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	900 CFM	Tony Tobin Elementary / Multi Purpose Room	Main roof	Cook	90HLCH	38S797J61-801	2005	50008473	
97	3177073	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Tony Tobin Elementary / Multi Purpose Room	Main roof	Cook	100HLC	38S797J61-7102	2005	50008472	
98	3177064	D3060	Exhaust Fan [EF-7]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1350 CFM	Tony Tobin Elementary / Multi Purpose Room	Main roof	Cook	135HLC	38S797J61-4901	2005	50008325	
99	3177020	D3060	Exhaust Fan [EF-9]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Tony Tobin Elementary / Building K	Main roof	Cook	100HLC	138S797161-702	2005	50006835	
100	3177016	D3060	Exhaust Fan [GV-1]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Tony Tobin Elementary / Building K	Main roof	Cook	016016	138S797161-8604	2005	50008598	
101	3177057	D3060	Exhaust Fan [GV-10]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Tony Tobin Elementary / Multi Purpose Room	Main roof	Cook	016016	38S797J61-8601	2005	50008521	
102	3177062	D3060	Exhaust Fan [GV-10]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1600 CFM	Tony Tobin Elementary / Multi Purpose Room	Main roof	Cook	016016G1	38S797J61-8605	2005	50008455	
103	3183879	D3060	Exhaust Fan [GV-2]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Tony Tobin Elementary / Building K	Main roof	Cook	016016	138S797161-8807	2005	50006855	
104	3176856	D3060	Exhaust Fan [GV-3]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Tony Tobin Elementary / Building C	Main roof	Cook	016016GI	138S797161-8611	2005	50006804	
105	3176861	D3060	Exhaust Fan [GV-4]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Tony Tobin Elementary / Building C	Main roof	Cook	0160	138S797161-8608	2005	50006808	
106	3176896	D3060	Exhaust Fan [GV-5]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Tony Tobin Elementary / Building D	Main roof	Cook	16016VI	138S797161-8603	2005	50008312	
107	3176961	D3060	Exhaust Fan [GV-7]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Tony Tobin Elementary / Building E	Main roof	Greenheck	016016	138S797161-8602	2005	50006830	
108	3176905	D3060	Exhaust Fan [GV-7]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Tony Tobin Elementary / Building D	Main roof	Cook	016016	138S797161-8609	2005	50008454	
109	3183876	D3060	Exhaust Fan [GV-8]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Tony Tobin Elementary / Building E	Main roof	Greenheck	016016	138S797161	2005	50008485	
110	3177059	D3060	Exhaust Fan [GV-9]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1600 CFM	Tony Tobin Elementary / Multi Purpose Room	Main roof	Cook	016016	38S797J61-8606	2005	50008470	
111	3177095	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Tony Tobin Elementary / Multi Purpose Room	Building exterior	Air Door	48CH-O	0406PF48CH-L	2005	50008331	
112	3177071	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Tony Tobin Elementary / Multi Purpose Room	Building exterior	Air Door	48CH-0	0406PF48CH	2005	50006842	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3177167	D4010	Backflow Preventer	Fire Suppression, 6 IN	6 IN	Tony Tobin Elementary / Site	Site	Zurn			2005	50008381	
2	3176838	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Tony Tobin Elementary / Building C	Throughout						6
3	3176880	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Tony Tobin Elementary / Building D	Throughout						6
4	3176932	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Tony Tobin Elementary / Building E	Throughout						6
5	3177126	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Tony Tobin Elementary / Relos	Throughout						2
6	3177082	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Tony Tobin Elementary / Multi Purpose Room	Throughout						6
7	3177034	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Tony Tobin Elementary / Building K	Throughout						6
8	3176800	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Tony Tobin Elementary / Admin	Throughout						6
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	3177145	D5010	Generator	Diesel, 65 to 125 KW	80 KW	Tony Tobin Elementary / Site	Generator room	Olympian	D80P4	OLY00000ED4P00229	2005	50008553	
2	3183889	D5010	Automatic Transfer Switch	ATS, 100 AMP		Tony Tobin Elementary / Site	Generator room	General Electric	No tag/plate found	No tag/plate found	2005	50008374	
3	3183886	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Tony Tobin Elementary / Relos	Site	General Electric			2005	50008453	
4	3177150	D5020	Secondary Transformer	Dry, Stepdown, 15 KVA	15 KVA	Tony Tobin Elementary / Site	Site	General Electric	9T23B3871		2005	50008527	
5	3176805	D5020	Secondary Transformer	Dry, Stepdown, 15 KVA	15 KVA	Tony Tobin Elementary / Admin	Electrical room	General Electric			2005	50002549	
6	3177074	D5020	Secondary Transformer	Dry, Stepdown, 45 KVA	45 KVA	Tony Tobin Elementary / Multi Purpose Room	Main roof	General Electric			2005	50008551	
7	3177068	D5020	Secondary Transformer	Dry, Stepdown, 45 KVA	45 KVA	Tony Tobin Elementary / Multi Purpose Room	Main roof	General Electric			2005	50008253	
8	3176863	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Tony Tobin Elementary / Building C	Main roof	General Electric			2005	50008502	
9	3176779	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Tony Tobin Elementary / Admin	Main roof	General Electric			2005	50008359	
10	3177027	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Tony Tobin Elementary / Building K	Main roof	General Electric			2005	50008306	
11	3176990	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Tony Tobin Elementary / Building E	Main roof	General Electric			2005	50008269	
12	3176892	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Tony Tobin Elementary / Building D	Main roof	General Electric			2005	50008471	
13	3177168	D5020	Switchboard	277/480 V, 1600 AMP	1600 AMP	Tony Tobin Elementary / Site	Generator room	General Electric			2005	50008373	
14	3176793	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP	Tony Tobin Elementary / Admin	Electrical room	General Electric			2005	50006869	
15	3177162	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP	Tony Tobin Elementary / Site	Storage buildings	Inaccessible			2005		
16	3177112	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP	Tony Tobin Elementary / Relos	Building interior	General Electric			2005	50008339	
17	3177060	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP	Tony Tobin Elementary / Multi Purpose Room	Electrical room	General Electric			2005	50006839	
18	3176904	D5020	Distribution Panel	277/480 V, 400 AMP	400 AMP	Tony Tobin Elementary / Building D	Electrical closet	General Electric			2005	50002617	
19	3177029	D5020	Distribution Panel	277/480 V, 400 AMP	400 AMP	Tony Tobin Elementary / Building K	Electrical closet	General Electric			2005	50006833	
20	3176831	D5020	Distribution Panel	277/480 V, 400 AMP	400 AMP	Tony Tobin Elementary / Building C	Electrical closet	General Electric			2005	50008517	
21	3176974	D5020	Distribution Panel	277/480 V, 400 AMP	400 AMP	Tony Tobin Elementary / Building E	Electrical closet	General Electric			2005	50008326	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3176751	D7050	Fire Alarm Panel	Fully Addressable		Tony Tobin Elementary / Admin	Electrical room	Bosch			2005	50008349	
2	3177120	D7050	Fire Alarm Panel	Multiplex		Tony Tobin Elementary / Relos	Building interior	Bosch				50008307	
3	3176791	D7050	Fire Alarm Panel	Multiplex		Tony Tobin Elementary / Admin	Lobby	Bosch			2005	50008491	
4	3177054	D7050	Fire Alarm Panel	Multiplex		Tony Tobin Elementary / Multi Purpose Room	Lobby	Bosch				50006840	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3177084	E1030	Foodservice Equipment	Convection Oven, Double		Tony Tobin Elementary / Multi Purpose Room	Commercial kitchen	U S Range	No tag/plate found	No tag/plate found	2005	50006862	
2	3177063	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Tony Tobin Elementary / Multi Purpose Room	Commercial kitchen	AvTec	No tag/plate found	No tag/plate found*	2005	50008265	
3	3177099	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Tony Tobin Elementary / Multi Purpose Room	Commercial kitchen	Carter-Hoffmann	No tag/plate found	No tag/plate found**	2005	50008330	
4	3177107	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In		Tony Tobin Elementary / Multi Purpose Room	Commercial kitchen	Delfield	Inaccessible	Inaccessible*	2005	50008499	
5	3177094	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Tony Tobin Elementary / Multi Purpose Room	Commercial kitchen	Salvajor	200	Inaccessible	2005	50006817	
6	3177097	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Tony Tobin Elementary / Multi Purpose Room	Commercial kitchen	Delfield	Inaccessible	Inaccessible	2005	50008525	

7	3176794	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Tony Tobin Elementary / Admin	Lobby
8	3177136	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Tony Tobin Elementary / Relos	Building interior