

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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Temecula Middle  
42075 Meadows Parkway  
Temecula, California 92592

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	13
Main Address	42075 Meadows Parkway, Temecula, California 92592
Site Developed	1991 - 9 buildings (some of them connected) 2001 - 4 portable buildings
Site Area	20 acres (estimated)
Parking Spaces	94 total spaces in open lots, 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 26, 2021
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 <a href="mailto:kffleming@dlrgroup.com">kffleming@dlrgroup.com</a>
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Temecula Middle School was developed in 1990 and completed in 1991, initially it consisted of five primary structures, and two sets of portable classrooms. The primary buildings are: Building 100 (Administration), Building 200-500 (Library), Building 600 (Multipurpose), Portables 700 (Classrooms), Building 800 (Lockers), Building 900 (Restrooms), and Portables 901-905 (Classrooms). In 2001, Portables 700 were removed, and the following was added: Building 920-931 (Classrooms), Portables 913-916 (Classrooms), Portables 917-919 (Classrooms). The Portables 700 were either relocated or new ones brought in. For the sake of this report Building 200-500 has been separated into four individual buildings for a total of thirteen. Recently, a modernization of the complex was conducted in 2018. Since being constructed, the primary occupant has been the Temecula Valley Unified School District.

### Architectural (Buildings 100, 200, 300, 400, 500, 600, 800, 900, and 920-931)

The primary buildings are wood and metal framed construction with a painted stucco exterior wall finish on a concrete slab. The roofs are a flat modified bitumen roof finish and a shed style metal finish over wood and steel framing. The roofs also have a spray coating applied in 2018 according to information provided.

The interior spaces consist of classrooms, administration, a library, a multipurpose room, a commercial kitchen, office and conference space, and a kitchenette/breakroom. They are supported by restrooms, and various storage, janitorial, utility, and electrical rooms. The kitchen was remodeled in 2013.

Exterior glazing is individual dual-paned steel windows and steel storefront except for Building 920-931 which has dual-paned aluminum windows. The exterior doors are full glazed steel, steel with no glazing, a large multi-sectional slider, and overhead steel rollup.

The interior floor finishes are carpet, carpet tile, ceramic tile, VCT, vinyl sheeting, vinyl plank, wood strip, and exposed concrete. The interior wall finishes are ceramic tile, FRP, painted gypsum board, and wallpaper. The interior ceiling finishes are painted gypsum board, wood strip, hard ceiling tile, and suspended ACT. Many of the interior finishes were repaired and/or replaced in 2018. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by packaged rooftop units (RTU's). Supplemental components include a condensing unit/heat pump system, ductless split systems, a make-up air unit (MAU), and air curtains. Domestic hot water is provided by electric, gas and instant hot water heaters.

Except for the RTU's on Building 920-931 which are original to construction, and a few on the locker and multipurpose buildings, the RTU's were all replaced in 2018. These were all observed to be adequately maintained with no observed or reported issues. Two of the water heaters are original to the 1990 construction and are past their useful life. Another two were replaced in 1999 and are also past their useful life. It is recommended that all four be replaced in the next few years to maintain the overall operation of the campus without interruption. The final three were replaced between 2008 and 2012. All the water heaters were observed to be adequately maintained with no observed or reported issues.

All the buildings are sprinklered except Building 920-931, and all contain fire extinguishers throughout. All the building's fire alarm systems were upgraded in 2018 and consist of a fire alarm panel, smoke detectors, horn/strobe alarms, pull stations, and emergency lighting. Exits are marked by lighted exit signs.

All the buildings are equipped with intrusion detection systems except the Restroom Building. An external security/surveillance system is located throughout the campus.

Interior lighting is made up of LED and CFL light fixtures, the exterior lighting is building mounted LED. All the fixtures were upgraded to LEDs in 2017. The electrical service consists of switchgear that feeds switchboards, distribution, and circuit breaker panels throughout. The main switchgear and main switchboard underwent maintenance and testing in 2021. The electrical equipment is reportedly adequate to serve all buildings and the entire site.

## Portable Classrooms

The original portables 700 and 901-905 have a wood siding and a single-ply TPO/PVC roof membrane. The portables 913-916 and 917-919 added in 2001 have a stucco finish and a single-ply TPO/PVC roof membrane. The exterior glazing for all units is dual-paned aluminum, and the exterior doors are steel with no glazing. They are all single room classrooms with carpet and carpet tile floor finishes, wallpaper wall finishes, and suspended ACT ceiling finishes.

Portables 700 appears to be used for storage only, the wood ramps and trim are in a state of deterioration, with the ramps creating a safety hazard if put back in use. The trim and ramps are also in a state of deterioration on the portable ramps 901-905 though four of the ramps have been repaired while the fifth is likely slated for repair soon.

Heating and cooling for all the portables is provided RTUs, they are all original to the portable's installation. The units on portables 901-905 are past their useful life and it is recommended that all four be replaced in the next few years to maintain the overall operation of the campus without interruption. All units appear to be adequately maintained with no observable or reported issues. There is no plumbing in the portables.

Each classroom contains a fire extinguisher, and their fire alarm systems consist of smoke detectors and horn/strobe alarms. The portables 917-919 have a fire alarm subpanel. Each room contains an intrusion detection device. Interior lighting is LED that was upgraded in 2018, the exterior light fixtures are wall mounted above each door. Electrical service is provided by the site's switchgear/switchboards.

## Site

The site includes asphalt parking lots and driveways that were sealed/restriped in 2013. There are large areas of concrete walks, ramps, and stairs, and an asphalt playground area. In addition, there are large grass areas for sports with stadium style lighting, a small scoreboard and some bleacher settings are included. The site is primarily flat with very slight slopes throughout. The site includes a large, covered picnic area outside the multipurpose building. Fencing is a combination of metal tube and chain link that securely enclose the entire site. There is a stucco trash enclosure connected to the multipurpose building. A small pump station is located near the front of the property. Site lighting is building mounted with some LED pole lighting in the parking areas that was upgraded in 2018. Sprinklered irrigation for landscaped areas exist throughout.

## Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

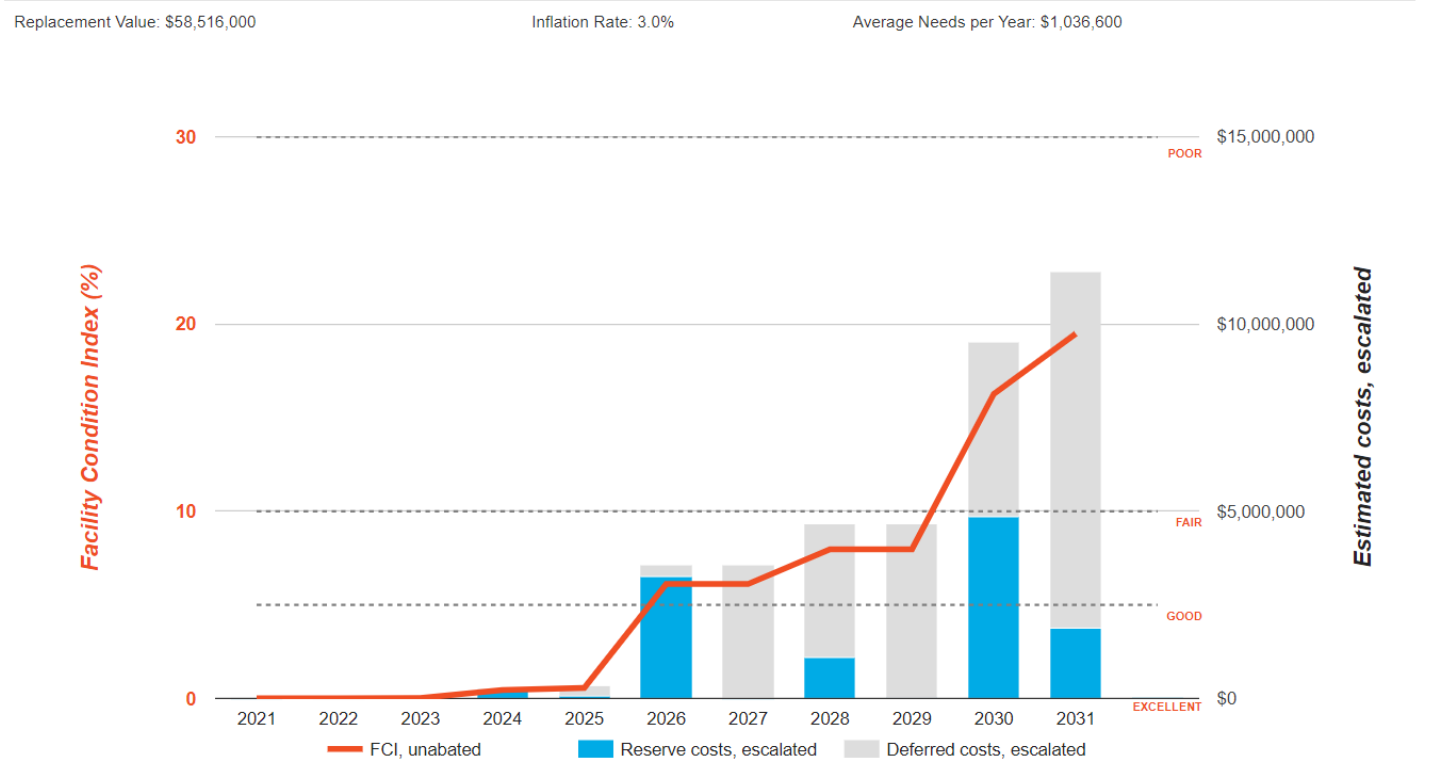
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Temecula Middle / 12 Plex 920-931 (1991)	\$438	15,500	\$6,789,000	0.0%	0.0%	8.6%	15.0%
Temecula Middle / Building 100 - Admin (1991)	\$438	5,460	\$2,391,480	0.0%	0.0%	4.2%	23.0%
Temecula Middle / Building 200 (1991)	\$438	18,500	\$8,103,000	0.0%	0.0%	4.4%	20.9%
Temecula Middle / Building 300 (1991)	\$438	8,000	\$3,504,000	0.0%	0.0%	3.6%	21.5%
Temecula Middle / Building 400 (1991)	\$438	8,000	\$3,504,000	0.0%	0.0%	4.3%	22.5%
Temecula Middle / Building 500 (1991)	\$438	11,000	\$4,818,000	0.0%	0.0%	5.6%	24.1%
Temecula Middle / Building 600 (1991)	\$438	11,000	\$4,818,000	0.0%	0.4%	7.5%	36.8%
Temecula Middle / Building 800 (1991)	\$438	4,700	\$2,058,600	0.0%	0.4%	10.8%	45.6%
Temecula Middle / Building 900 (1991)	\$438	480	\$210,240	0.0%	0.7%	5.6%	47.7%
Temecula Middle / Relos 700 (1991)	\$225	3,840	\$864,000	0.2%	12.5%	38.1%	44.9%
Temecula Middle / Relos 901-905 (1991)	\$225	4,800	\$1,080,000	0.2%	11.6%	33.3%	44.0%
Temecula Middle / Relos 913-916 (2001)	\$225	3,840	\$864,000	0.0%	0.0%	17.1%	29.6%
Temecula Middle / Relos 917-919 (2001)	\$225	2,880	\$648,000	0.0%	0.0%	17.5%	30.2%

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Temecula Middle



## Immediate Needs

Facility/Building	Total Items	Total Cost
Relos 700	1	\$1,700
Relos 901-905	1	\$1,700
<b>Total</b>	<b>2</b>	<b>\$3,400</b>

### Relos 700

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3174645	Temecula Middle / Relos 700	Building Exterior	B1080	Stair/Ramp Rails, Wood, Repair	Poor	Safety	\$1,700
<b>Total (1 items)</b>							<b>\$1,700</b>

### Relos 901-905

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3175203	Temecula Middle / Relos 901-905	Building Exterior	B1080	Stair/Ramp Rails, Wood, Repair	Poor	Safety	\$1,700
<b>Total (1 items)</b>							<b>\$1,700</b>



## Key Findings



### Stair/Ramp Rails in Poor condition.

Wood  
Relos 901-905 Temecula Middle Building  
Exterior

Uniformat Code: B1085  
Recommendation: **Repair in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,700

\$\$\$\$

Decayed ramp in need of repair. - AssetCALC ID: 3175203



### Stair/Ramp Rails in Poor condition.

Wood  
Relos 700 Temecula Middle Building Exterior

Uniformat Code: B1085  
Recommendation: **Repair in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,700

\$\$\$\$

Decayed ramp in need of repair. - AssetCALC ID: 3174645



### Exterior Moldings in Poor condition.

Trim, Residential/Basic  
Relos 901-905 Temecula Middle Building  
Exterior

Uniformat Code: C2012  
Recommendation: **Replace in 2023**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,700

\$\$\$\$

Exterior trim is cracked, splintering, and deteriorating - AssetCALC ID: 3175195





## Exterior Moldings in Poor condition.

Trim, Residential/Basic  
Relos 700 Temecula Middle Building Exterior

Uniformat Code: C2012  
Recommendation: **Replace in 2023**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,400

\$\$\$\$

Exterior trim is cracked, splintering, and deteriorating - AssetCALC ID: 3174637

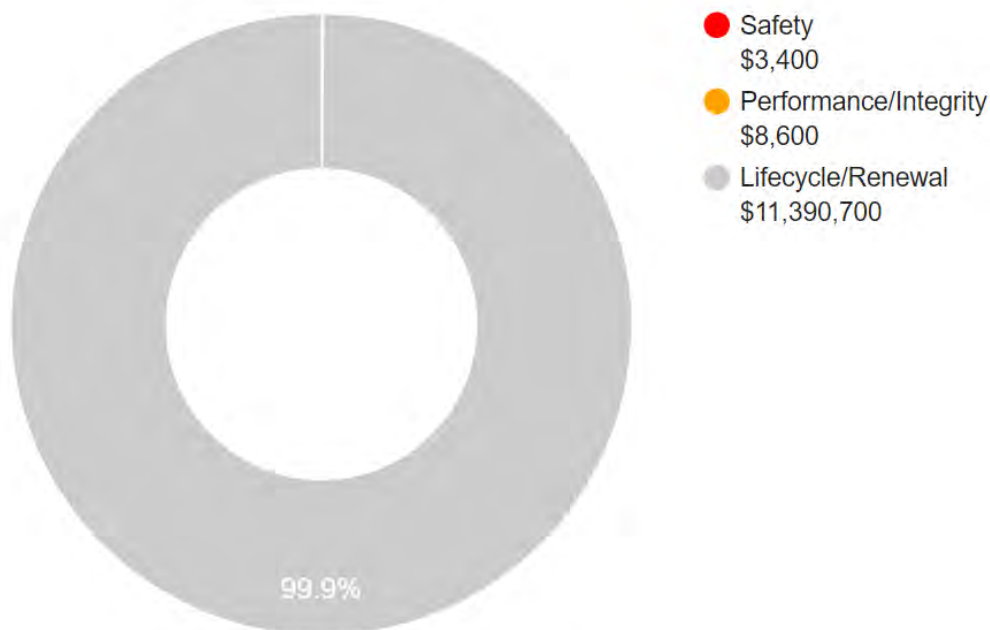
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$11,402,700

## 2. 12 Plex 920-931 - Classrooms



### 12 Plex 920-931 - Classrooms: Systems Summary

<b>Address</b>	42075 Meadows Parkway, Temecula, California 92592	
<b>Constructed/Renovated</b>	2001	
<b>Building Size</b>	15,500 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame and steel framed structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Aluminum, skylights	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, FRP, wallpaper Floors: Carpet tile, ceramic tile, VCT, vinyl sheeting Ceilings: Painted gypsum board, ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in restrooms, surface sinks in classrooms, service sink	Fair
<b>HVAC</b>	Non-Central System: Rooftop packaged units (RTU's) Supplemental Component: Ductless split system	Fair

12 Plex 920-931 - Classrooms: Systems Summary		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Site switchgear feeding distribution panels/circuit breakers with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, back-up emergency lights, and lighted exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

### 3. Building 100 - Administration



#### Building 100 - Administration: Systems Summary

Address	42075 Meadows Parkway, Temecula, California 92592	
Constructed/Renovated	1991	
Building Size	5,460 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame and steel framed structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Individual steel, steel storefront, skylights	Fair
Roof	Primary: Flat construction with modified bituminous finish, polyurethane foam roof coating Secondary: Pyramid construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, wallpaper Floors: Carpet tile, ceramic tile, VCT Ceilings: Painted gypsum board, ACT, wood strip	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in restrooms, surface and service sinks throughout	Fair
HVAC	Non-Central System: Rooftop packaged units (RTU's)	Good

<b>Building 100 - Administration: Systems Summary</b>		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Site switchgear feeding distribution panels/circuit breakers with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull-stations, back-up emergency lights, and lighted exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	



## 4. Building 200 - Library



### Building 200 - Library: Systems Summary

<b>Address</b>	42075 Meadows Parkway, Temecula, California 92592	
<b>Constructed/Renovated</b>	1991	
<b>Building Size</b>	18,500 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame and steel framed structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Individual steel, steel storefront	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish, polyurethane foam roof coating Secondary: Pyramid and shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, FRP, wallpaper Floors: Carpet tile, ceramic tile Ceilings: Painted gypsum board, ACT, wood strip	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Provided from another building Fixtures: Toilets, urinals, and sinks in restrooms, service sink	Fair
<b>HVAC</b>	Non-Central System: Rooftop packaged units (RTU's)	Good



Building 200 - Library: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Site switchgear feeding distribution panels/circuit breakers with copper wiring Interior Lighting: LED, CFL Emergency Power: Backup inverter for LED lighting	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, back-up emergency lights, and lighted exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 5. Building 300 - Classrooms



### Building 300 - Classrooms: Systems Summary

Address	42075 Meadows Parkway, Temecula, California 92592	
Constructed/Renovated	1991	
Building Size	8,000 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame and steel framed structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Individual steel, steel storefront, skylights	Fair
Roof	Primary: Flat construction with modified bituminous finish, polyurethane foam roof coating Secondary: Shed construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, FRP, wallpaper Floors: Carpet tile, ceramic tile Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric instant hot Fixtures: Toilet and sink in restroom, surface sinks in classrooms, service sink	Fair
HVAC	Non-Central System: Rooftop packaged units (RTU's)	Good

Building 300 - Classrooms: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Site switchgear feeding distribution panels/circuit breakers with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, back-up emergency lights, and lighted exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 6. Building 400 - Classrooms



### Building 400 - Classrooms: Systems Summary

Address	42075 Meadows Parkway, Temecula, California 92592	
Constructed/Renovated	1991	
Building Size	8,000 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame and steel framed structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Individual steel, steel storefront, skylights	Fair
Roof	Primary: Flat construction with modified bituminous finish, polyurethane foam roof coating Secondary: Shed construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, wallpaper Floors: Carpet tile, ceramic tile, VCT Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilet and sink in restroom, surface sinks in classrooms, service sink	Fair
HVAC	Non-Central System: Rooftop packaged units (RTU's)	Good

Building 400 - Classrooms: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Site switchgear feeding distribution panels/circuit breakers with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, back-up emergency lights, and lighted exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 7. Building 500 - Classrooms



### Building 500 - Classrooms: Systems Summary

Address	42075 Meadows Parkway, Temecula, California 92592	
Constructed/Renovated	1991	
Building Size	11,000 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame and steel framed structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel storefront, skylights	Fair
Roof	Primary: Flat construction with modified bituminous finish, polyurethane foam roof coating Secondary: Shed construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, FRP, wallpaper Floors: Carpet tile, ceramic tile, VCT Ceilings: Painted gypsum board, ACT, hard ceiling tile	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater Fixtures: Toilet and sink in restroom, surface sinks in classrooms, service sink	Fair
HVAC	Non-Central System: Rooftop packaged units (RTU's) Supplemental Component: Make-Up air unit (MAU)	Good

Building 500 - Classrooms: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Site switchgear feeding distribution panels/circuit breakers with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, back-up emergency lights, and lighted exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	



## 8. Building 600 - Multipurpose



### Building 600 - Multipurpose: Systems Summary

<b>Address</b>	42075 Meadows Parkway, Temecula, California 92592	
<b>Constructed/Renovated</b>	1991	
<b>Building Size</b>	13,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>System</i>
<b>Structure</b>	Conventional wood frame and steel framed structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Individual steel, steel storefront	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish, polyurethane foam roof coating Secondary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, FRP, wallpaper Floors: Carpet tile, ceramic tile, VCT, vinyl sheeting, vinyl plank, wood strip Ceilings: Painted gypsum board, ACT, hard ceiling tile	Good
<b>Elevators</b>	Two wheelchair lifts	Good
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater Fixtures: Toilet and sink in restroom, service sink	Fair
<b>HVAC</b>	Non-Central System: Rooftop packaged units (RTU's) Supplemental components: Split system components, ductless split, air curtains	Good

Building 600 - Multipurpose: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Site switchgear feeding distribution panels/circuit breakers with copper wiring Interior Lighting: LED, CFL Emergency Power: Backup inverter for LED lighting	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and lighted exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 9. Building 800 - Lockers



### Building 800 - Lockers: Systems Summary

<b>Address</b>	42075 Meadows Parkway, Temecula, California 92592	
<b>Constructed/Renovated</b>	1991	
<b>Building Size</b>	4,700 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>System</i>
<b>Structure</b>	Conventional wood frame and steel framed structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Individual steel, steel storefront, skylights	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish, polyurethane foam roof coating Secondary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Ceramic tile, FRP, wallpaper Floors: Ceramic tile, VCT, exposed concrete Ceilings: Painted gypsum board, ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater Fixtures: Toilets, urinals, and sinks in restrooms, service sink	Fair
<b>HVAC</b>	Non-Central System: Rooftop packaged units (RTU's)	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair

**Building 800 - Lockers: Systems Summary**

<b>Electrical</b>	Source and Distribution: Site switchgear feeding distribution panels/circuit breakers with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, back-up emergency lights, and lighted exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 10. Building 900 - Restrooms



### Building 900 - Restrooms: Systems Summary

<b>Address</b>	42075 Meadows Parkway, Temecula, California 92592	
<b>Constructed/Renovated</b>	1991	
<b>Building Size</b>	480 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>System</i>
<b>Structure</b>	Conventional wood frame and steel framed structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Skylights	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish, polyurethane foam roof coating Secondary: Pyramid construction with metal finish	Fair
<b>Interiors</b>	Walls: Ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: No hot water Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	None	--

Building 900 - Restrooms: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system	Fair
<b>Electrical</b>	Source and Distribution: Site switchgear feeding building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, and back-up emergency lights	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	



## 11. Portables 700 - Classrooms



### Portables 700 - Classrooms: Systems Summary

<b>Address</b>	42075 Meadows Parkway, Temecula, California 92592	
<b>Constructed/Renovated</b>	Original: 1991, Relocated: 2001	
<b>Building Size</b>	3,840 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>System</i>
<b>Structure</b>	Conventional wood framed structure over raised floor foundation	Good
<b>Façade</b>	Primary Wall Finish: Painted plywood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC roof membrane.	Poor
<b>Interiors</b>	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	Non-Central System: Rooftop packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good



## Portables 700 - Classrooms: Systems Summary

<b>Electrical</b>	Source and Distribution: Circuit breaker panels fed from main switchgear with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, and strobes	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Exterior trim is cracked, splintering, and deteriorating. Access ramps are cracked, splintering, and deteriorating creating trip hazards.	

## 12. Portables 901-905 - Classrooms



### Portables 901-905 - Classrooms: Systems Summary

<b>Address</b>	42075 Meadows Parkway, Temecula, California 92592	
<b>Constructed/Renovated</b>	1991	
<b>Building Size</b>	4,800 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>System</i>
<b>Structure</b>	Conventional wood framed structure over raised floor foundation	Good
<b>Façade</b>	Primary Wall Finish: Painted plywood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC roof membrane.	Fair
<b>Interiors</b>	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	Non-Central System: Rooftop packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good

### Portables 901-905 - Classrooms: Systems Summary

<b>Electrical</b>	Source and Distribution: Circuit breaker panels fed from main switchgear with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, and strobes	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Exterior trim is cracked, splintering, and deteriorating. Access ramp is cracked, splintering, and deteriorating creating trip hazards (in the process of being repaired).	

## 13. Portables 913-916 - Classrooms



### Portables 913-916 - Classrooms: Systems Summary

<b>Address</b>	42075 Meadows Parkway, Temecula, California 92592	
<b>Constructed/Renovated</b>	2001	
<b>Building Size</b>	3,840 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>System</i>
<b>Structure</b>	Conventional wood framed structure over raised floor foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC roof membrane.	Poor
<b>Interiors</b>	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	Non-Central System: Rooftop packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good

### Portables 913-916 - Classrooms: Systems Summary

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

## 14. Portables 917-919 - Classrooms



### Portables 917-919 - Classrooms: Systems Summary

<b>Address</b>	42075 Meadows Parkway, Temecula, California 92592	
<b>Constructed/Renovated</b>	2001	
<b>Building Size</b>	2,880 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>System</i>
<b>Structure</b>	Conventional wood framed structure over raised floor foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC roof membrane.	Poor
<b>Interiors</b>	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	Non-Central System: Rooftop packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good



### Portables 917-919 - Classrooms: Systems Summary

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

## 15. Site Summary



### Site Information

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

## 16. Property Space Use and Observed Areas

### Areas Observed

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

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 17. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1990 with additional structures added in 2001. The campus has not since been substantially renovated.

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

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

## 18. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.



## 19. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 20. Certification

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DLR Group - Temecula Valley Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Temecula Middle, 42075 Meadows Parkway, Temecula, California 92592, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

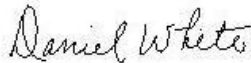
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Elton Colbert,  
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## 21. Appendices

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

## Appendix A:

### Photographic Record

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#1:	BUILDING 100 ADMIN - FRONT ELEVATION
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#2:	BUILDING 200 LIBRARY - FRONT ELEVATION
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#3:	BUILDING 300 CLASSROOMS
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#4:	BUILDING 400 CLASSROOMS
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#5:	BUILDING 500 CLASSROOMS
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#6:	BUILDING 600 MULTIPURPOSE - ENTRANCE
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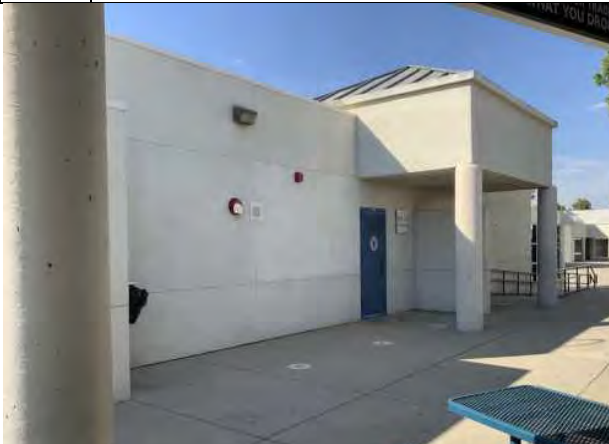




#7: PORTABLES 700 CLASSROOMS



#8: BUILDING 800 LOCKERS



#9: Building 900 Restrooms



#10: PORTABLES 901-905 CLASSROOMS



#11: PORTABLES 913-916 CLASSROOMS



#12: PORTABLES 917-919 CLASSROOMS



#13: BUILDING 920-931 CLASSROOMS



#14: EXTERIOR STEEL-FRAMED AND GLAZED DOOR



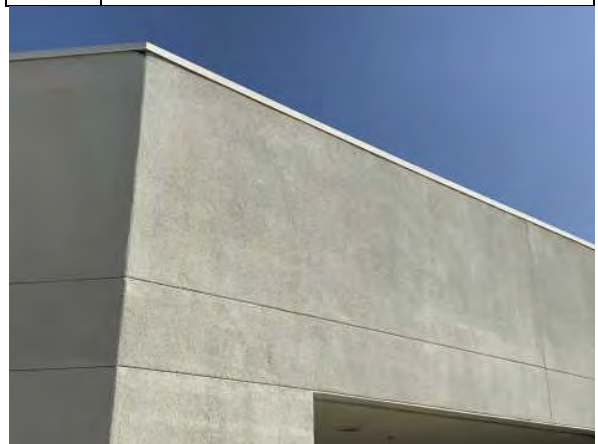
#15: EXTERIOR, GLAZED, LARGE, SLIDING DOORS



#16: EXTERIOR STEEL DOOR



#17: OVERHEAD STEEL DOOR



#18: EXTERIOR STUCCO WALLS





#19: EXTERIOR PLYWOOD/OSB WALLS



#20: STEEL STOREFRONT, GLAZING, AND FRAMING



#21: STEEL WINDOW



#22: ALUMINUM DOUBLE-GLAZED WINDOW



#23: ROOF SKYLIGHT



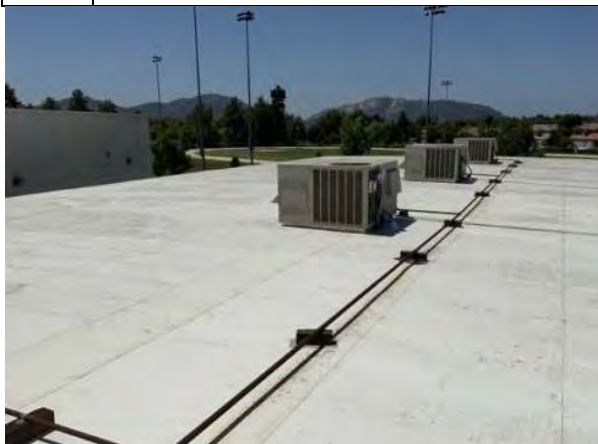
#24: MODIFIED BITUMEN ROOFING WITH FOAM



#25: MODIFIED BITUMEN ROOFING



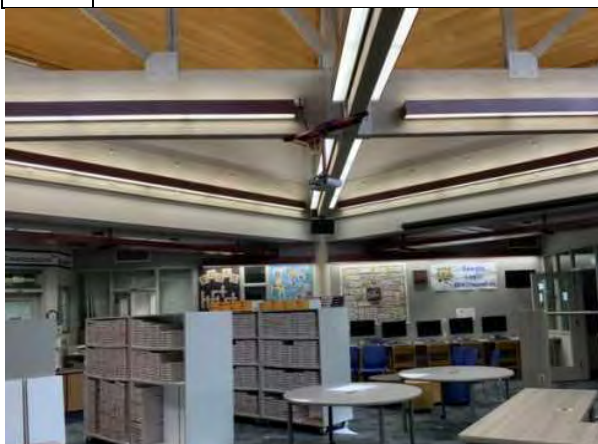
#26: METAL ROOFING



#27: SINGLE-PLY, TPO/PVC, ROOF MEMBRANE



#28: MAIN ENTRANCE



#29: LIBRARY



#30: CLASSROOM





#31: INTERIOR HALLWAY



#32: MULTIPURPOSE ROOM



#33: KITCHENETTE/BREAK ROOM



#34: LOCKER ROOM



#35: RESTROOM



#36: UTILITY ROOM



#37: MAIN ELECTRICAL ROOM



#38: WHEELCHAIR LIFT



#39: GAS WATER HEATER



#40: ROOFTOP PACKAGED UNIT (RTU)



#41: EXTERIOR SPLIT SYSTEM COMPONENT



#42: DUCTLESS SPLIT SYSTEM COMPONENT





#43: FIRE SUPPRESSION SYSTEM



#44: MAIN SWITCHGEAR



#45: BACKUP INVERTER LED LIGHTING



#46: FIRE ALARM PANEL



#47: FIRE ALARM SYSTEM



#48: INTRUSION DETECTION SYSTEM



#49: SECURITY/SURVEILLANCE SYSTEM



#50: COMMERCIAL KITCHEN



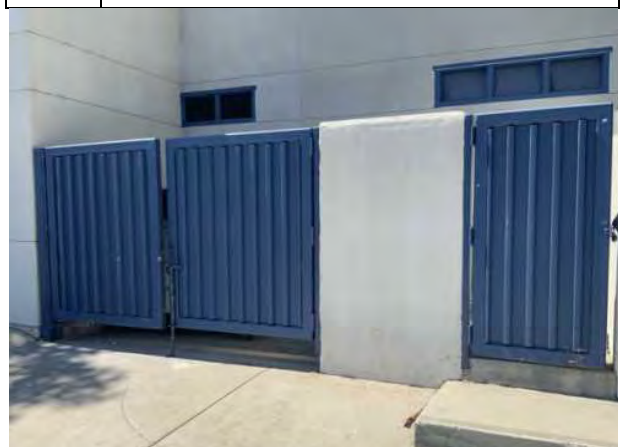
#51: AIR CURTAIN



#52: EXTERIOR WALL MOUNTED FIXTURE



#53: SITE POLE LIGHT FIXTURE



#54: DUMPSTER ENCLOSURE





#55: PROPERTY SIGNAGE



#56: IRRIGATION SYSTEM



#57: ROOF EXTENDED SHADE/PICNIC AREA



#58: PUMP STATION



#59: DOMESTIC WATER BACKFLOW PREVENTER



#60: FIRE BACKFLOW PREVENTER

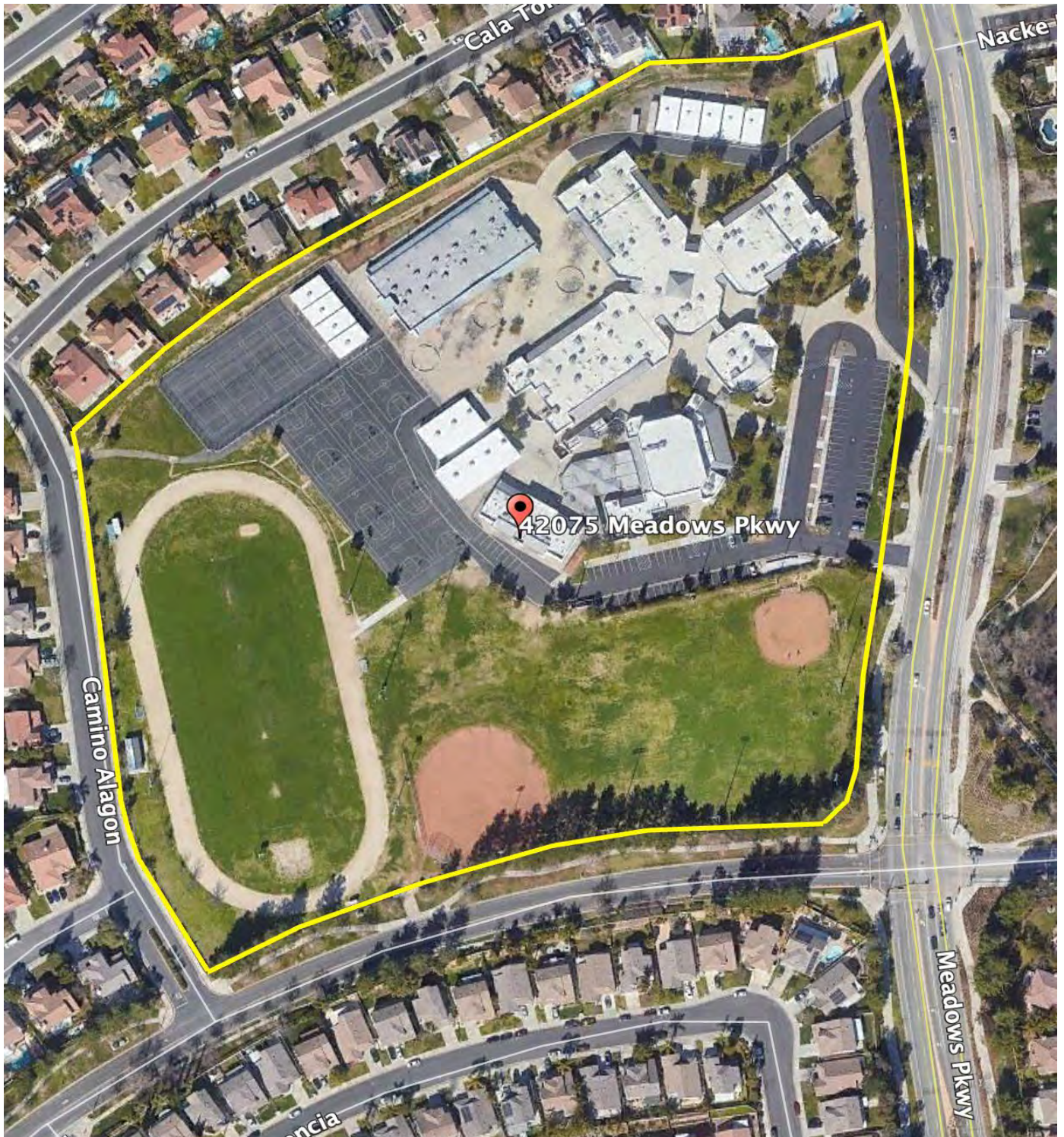
## Appendix B:

### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

## Project Number

150028.21R000-025.354

## Source

Google

## Project Name

Temecula Middle

## On-Site Date

July 26, 2021



## Appendix C:

### Pre-Survey Questionnaire

---



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

**Building / Facility Name:** Temecula Middle 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 1990; Modernization 2018																																																																																																																																																																																																																														
2	Building size in SF	133,598																																																																																																																																																																																																																														
3	Major Renovation/Rehabilitation		Year	Additional Detail																																																																																																																																																																																																																												
		Façade																																																																																																																																																																																																																														
		Roof	2018	Original buildings																																																																																																																																																																																																																												
		Interiors	2018	Original buildings																																																																																																																																																																																																																												
		HVAC	2018	Permanent buildings																																																																																																																																																																																																																												
		Electrical	2018 2021	Fire alarm  Main switchgear and main switchboard maintenance and test 7/30/21																																																																																																																																																																																																																												
		Site Pavement	2018	Replaced																																																																																																																																																																																																																												
		Accessibility	2018	Selected rr and POT																																																																																																																																																																																																																												
QUESTION		RESPONSE																																																																																																																																																																																																																														
4	List other significant capital improvements (focus on recent years; provide approximate date).	<table border="1"> <tbody> <tr> <td>Asphalt Repair, Replacement, Striping</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$678,290</td> <td>2013</td> </tr> <tr> <td>Kitchen Remodel With Sinks and Ovens</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$0</td> <td>2013</td> </tr> <tr> <td>Distributed Educational Content</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$58,644</td> <td>2014</td> </tr> <tr> <td>Install/Upgrade WiFi Infrastructure</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$39,955</td> <td>2014</td> </tr> <tr> <td>Security Door Locks</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$9,431</td> <td>2,014</td> </tr> <tr> <td>Teaching Boards w/ Projectors &amp; Amplification</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td>\$235,623</td> <td>2014/2016</td> </tr> <tr> <td>Electronic Marquee</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$42,500</td> <td>2017</td> </tr> <tr> <td>Lighting conversion to LED</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td>\$50,736</td> <td>2017</td> </tr> <tr> <td>Parking light conversion to LED</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td>\$29,726</td> <td>2017</td> </tr> <tr> <td>ADA Compliance</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$529,774</td> <td>2018</td> </tr> <tr> <td>Flooring, Repair and Replacement</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td>\$393,168</td> <td>2018</td> </tr> <tr> <td>HVAC Replacement All</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$1,191,771</td> <td>2018</td> </tr> <tr> <td>Install Security Fencing</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$192,000</td> <td>2018</td> </tr> <tr> <td>New Energy Management System</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$297,744</td> <td>2018</td> </tr> <tr> <td>New Fire Alarm System</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$600,000</td> <td>2018</td> </tr> <tr> <td>Painting, All Wood and Trim</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td>\$228,312</td> <td>2018</td> </tr> <tr> <td>Parking lot, fire lane, ADA</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td>\$1,014,817</td> <td>2018</td> </tr> <tr> <td>Roofing</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$771,372</td> <td>2018</td> </tr> <tr> <td>Security Upgrades</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$36,360</td> <td>2018</td> </tr> <tr> <td>Skylight automation</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$48,036</td> <td>2018</td> </tr> <tr> <td>Student Restroom Remodel</td> <td></td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Inc in ADA</td> <td>2018</td> </tr> <tr> <td>Security Cameras</td> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td>X</td> <td>\$9,198</td> <td>2020</td> </tr> </tbody> </table>			Asphalt Repair, Replacement, Striping		X						\$678,290	2013	Kitchen Remodel With Sinks and Ovens	X							\$0	2013	Distributed Educational Content	X							\$58,644	2014	Install/Upgrade WiFi Infrastructure	X							\$39,955	2014	Security Door Locks		X						\$9,431	2,014	Teaching Boards w/ Projectors & Amplification	X					X		\$235,623	2014/2016	Electronic Marquee	X							\$42,500	2017	Lighting conversion to LED		X				X		\$50,736	2017	Parking light conversion to LED		X				X		\$29,726	2017	ADA Compliance	X							\$529,774	2018	Flooring, Repair and Replacement		X				X		\$393,168	2018	HVAC Replacement All		X						\$1,191,771	2018	Install Security Fencing	X							\$192,000	2018	New Energy Management System		X						\$297,744	2018	New Fire Alarm System		X						\$600,000	2018	Painting, All Wood and Trim		X				X		\$228,312	2018	Parking lot, fire lane, ADA		X				X		\$1,014,817	2018	Roofing		X						\$771,372	2018	Security Upgrades	X							\$36,360	2018	Skylight automation	X							\$48,036	2018	Student Restroom Remodel		X						Inc in ADA	2018	Security Cameras	X					X	X	\$9,198	2020
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QUESTION		RESPONSE
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Band room remodel- not budgeted
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

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

QUESTION		RESPONSE				
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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Temecula Middle

BV Project Number: 150028.21R000-025.354

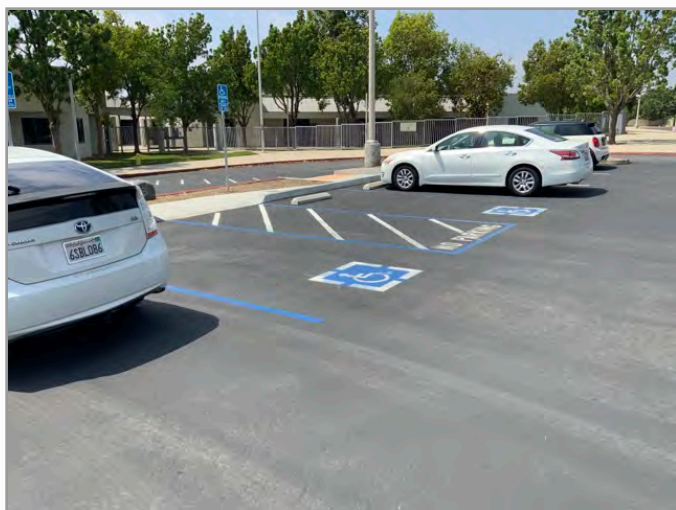
### Abbreviated Accessibility Checklist

#### Facility History and Interview

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

## Abbreviated Accessibility Checklist

### Parking



Overview of accessible parking area



Close-up of stall

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



Accessible path



Curb cut

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

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

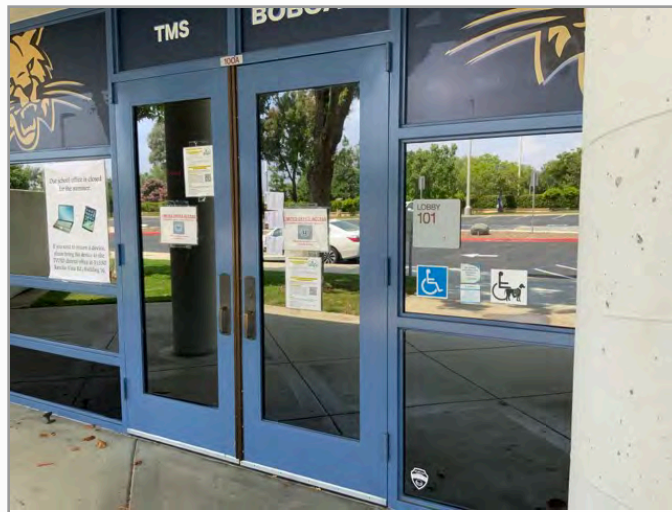


## Abbreviated Accessibility Checklist

### Building Entrances



Main/accessible entrance



Accessible entrance signage/hardware

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

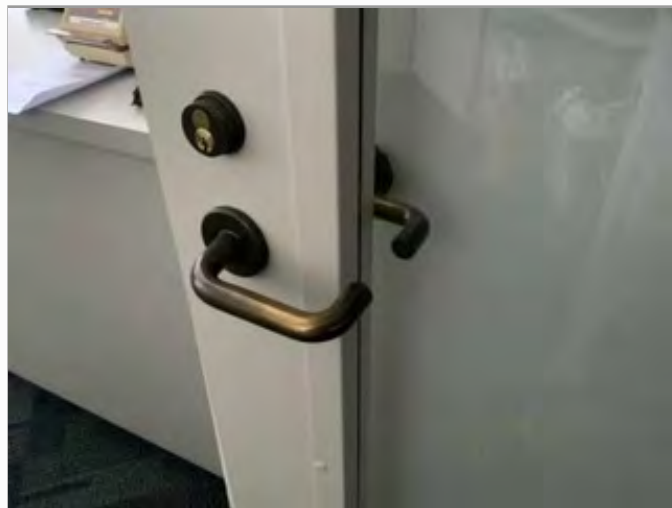
Question		Yes	No	NA	Comments
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



Accessible interior path



Interior 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 ?			✗	

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

## Abbreviated Accessibility Checklist

### Elevators



Wheelchair Lift 1 - Multipurpose Building



Wheelchair Lift 2 - Multipurpose Building

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?			✗	
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?			✗	
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			✗	
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

Question		Yes	No	NA	Comments
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?			×	
8	Are audible and visual floor position indicators provided in the elevator car?			×	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			×	

## Abbreviated Accessibility Checklist

### Public Restrooms



Toilet stall overview



Sink, faucet handles and under counter clearances

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



Question	Yes	No	NA	Comments
<b>7</b> Do toilet stalls appear to provide the minimum compliant clear floor area ?	✗			
<b>8</b> 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 ?	✗			
<b>9</b> Do accessories and mirrors appear to be mounted at a compliant height ?	✗			

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes



Kitchenette cabinets/sink clearance



Oven with controls

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

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

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



Accessible route to playground



Overview of playground

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

## **Appendix E:**

### **Component Condition Report**

---



Component Condition Report | Temecula Middle / Relos 700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building Exterior	Fair	Exterior Ramp, Wood	300 SF	2	3174653
B1080	Building Exterior	Poor	Stair/Ramp Rails, Wood, Repair	100 LF	0	3174645
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Plywood/OSB	7,000 SF	5	3174638
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	5	3174644
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	9	3174649
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	4,700 SF	3	3174640
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	10	3174647
B3080	Roof	Fair	Soffit, Wood	750 SF	5	3174635
Interiors						
C1070	Building Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,840 SF	9	3174652
C2010	Building Exterior	Poor	Exterior Moldings, Trim, Residential/Basic	700 LF	2	3174637
C2010	Building Interior	Fair	Wall Finishes, Wallpaper	5,500 SF	5	3174654
C2030	Building Interior	Fair	Flooring, Carpet, Commercial Standard	3,840 SF	5	3174633
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3174648
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3174642
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3174646
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3174636
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,840 SF	10	3174651
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,840 SF	17	3174650
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	4	7	3174641
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	3,840 SF	7	3174634
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	3,840 SF	17	3174639
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	3,840 SF	5	3174643

Component Condition Report | Temecula Middle / Relos 901-905

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building Exterior	Excellent	Exterior Ramp, Wood	400 SF	15	3175197
B1080	Building Exterior	Poor	Stair/Ramp Rails, Wood, Repair	100 LF	0	3175203

Component Condition Report | Temecula Middle / Relos 901-905

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Plywood/OSB	8,800 SF	5	3175204
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	5	3175201
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	9	3175199
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,900 SF	3	3175187
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	175 LF	10	3175192
B3080	Roof	Fair	Soffit, Wood	1,000 SF	5	3175196
Interiors						
C1070	Building Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,800 SF	9	3175193
C2010	Building Interior	Fair	Wall Finishes, Wallpaper	7,300 SF	5	3175205
C2010	Building Exterior	Poor	Exterior Moldings, Trim, Residential/Basic	800 LF	2	3175195
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	4,800 SF	7	3175202
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [No tag/plate found]	1	5	3175183
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [No tag/plate found]	1	5	3175184
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175191
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175185
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175200
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,800 SF	10	3175188
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,800 SF	17	3175190
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	5	7	3175186
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	4,800 SF	7	3175198
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	4,800 SF	17	3175194
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	4,800 SF	5	3175189

Component Condition Report | Temecula Middle / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building Interior	Fair	Stair Treads, Raised Rubber Tile	100 SF	6	3174810
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	20,000 SF	19	3174811
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	12	10	3174793
B2020	Building Exterior	Fair	Steel Storefront, Glazing & Framing	2,500 SF	9	3174788

Component Condition Report | Temecula Middle / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Sliding	1	9	3174897
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Standard Swing	18	9	3174786
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	9	3174861
Roofing						
B3010	Roof, Shade Structure	Fair	Roofing, Asphalt Shingle, 30-Year Premium	2,200 SF	5	3174896
B3010	Roof	Fair	Roofing, Metal	4,375 SF	9	3174887
B3010	Roof, Shade Structure	Fair	Roofing, Modified Bitumen	3,250 SF	5	3174880
B3010	Roof	Fair	Roofing, Modified Bitumen	12,800 SF	5	3174879
B3020	Building Interior	Fair	Roof Appurtenances, Roof Access Ladder, Steel	60 LF	9	3174802
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	10	3174828
B3060	Roof	Fair	Roof Hatch, Metal, Theater Door	2	5	3174823
B3060	Roof	Fair	Roof Hatch, Metal	3	5	3174875
Interiors						
C1010	Building Interior	Fair	Interior Wall Construction, Movable Partitions, Fabric 20' Height	40 LF	10	3174852
C1020	Building Interior	Fair	Interior Window, Fixed, 12 SF	2	19	3174816
C1030	Building Interior	Fair	Interior Door, Steel, Standard	21	9	3174855
C1070	Building Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	17	3174831
C1070	Building Interior	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,000 SF	7	3174804
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	3	10	3175134
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	9	3174791
C2010	Building Interior	Fair	Wall Finishes, Wallpaper	6,000 SF	5	3174817
C2010	Building Interior	Good	Wall Finishes, Any Painted Surface, Prep & Paint	6,000 SF	7	3174797
C2010	Building Interior	Fair	Wall Finishes, Laminated Paneling (FRP)	6,000 SF	15	3174789
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	1,950 SF	7	3174863
C2030	Building Interior	Good	Flooring, Vinyl Tile (VCT)	650 SF	12	3174803
C2030	Kitchen	Good	Flooring, Vinyl Sheeting	2,600 SF	12	3174800
C2030	Restrooms	Fair	Flooring, Ceramic Tile	650 SF	9	3174806
C2030	Building Interior	Good	Flooring, Wood, Strip	2,600 SF	20	3174799
C2030	Building Interior	Good	Flooring, Vinyl Plank	6,500 SF	12	3174860
C2050	Building Interior	Good	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	2,500 SF	7	3174838
Conveying						
D1010	Building Interior	Fair	Vertical Lift, Wheelchair, 5' Rise [No tag/plate found]	1	5	3174808
D1010	Building Interior	Good	Vertical Lift, Wheelchair, 5' Rise [No tag/plate found]	1	21	3174882
Plumbing						
D2010	Building Interior	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	10	3174862
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	3174822

Component Condition Report | Temecula Middle / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building Exterior	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	3	3174829
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	22	3174868
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,000 SF	9	3174877
D2010	Building Interior	Fair	Sink/Lavatory, Service Sink, Floor	2	10	3174870
HVAC						
D3030	Roof	Good	Split System Ductless, Single Zone [No tag/plate found]	1	10	3174886
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	5	3174833
D3030	Electrical Room	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	5	3174859
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-STAGE]	1	17	3174794
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-MRP-E]	1	17	3174805
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [No tag/plate found]	1	17	3174872
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-MUSIC]	1	17	3174815
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-MRP-N]	1	17	3174832
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-MRP-S]	1	17	3174892
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-MRP-W]	1	17	3174812
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [No tag/plate found]	1	3	3174845
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-11 RM 606E.F]	1	5	3174796
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174820
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174846
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174807
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174814
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174840
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-1 RM 603D.E.F]	1	5	3174856
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-14 RM 601C]	1	5	3174824
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-12 RM 606]	1	5	3174895
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-1 RM 604.605]	1	5	3174857
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174881
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174847
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174891
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-2 RM 600H]	1	5	3174787
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-13 RM 609.600G]	1	5	3174792
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174884
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174813
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174851
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174818
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 3' Wide, Non-Heated [No tag/plate found]	1	5	3174866

Component Condition Report | Temecula Middle / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	13,000 SF	9	3174836
Electrical						
D5010	Electrical Room	Good	Emergency Power System, Backup Inverter for LED Lighting [No tag/plate found]	1	11	3174841
D5010	Electrical Room	Good	Emergency Power System, Backup Inverter for LED Lighting [No tag/plate found]	1	11	3174850
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	5	3174835
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V [DBA]	1	5	3174864
D5020	Electrical Room	Fair	Switchgear, 277/480 V [MAIN]	1	9	3174885
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	13,000 SF	9	3174826
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,000 SF	17	3174801
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	6	7	3174790
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	13,000 SF	7	3174869
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	13,000 SF	12	3174893
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	13,000 SF	17	3174809
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In [C-1]	1	10	3174834
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood [No tag/plate found]	1	10	3174867
E1030	Kitchen, Serving Area	Good	Foodservice Equipment, Food Warmer on Wheels [No tag/plate found]	1	10	3174848
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3174878
E1030	Kitchen	Good	Foodservice Equipment, Food Chiller on Wheels [F-2]	1	10	3174876
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer [No tag/plate found]	1	13	3174821
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3174830
E1030	Kitchen, Serving Area	Good	Foodservice Equipment, Food Chiller on Wheels [No tag/plate found]	1	10	3174890
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Under Counter Drawers (Set of 2) [No tag/plate found]	1	10	3174853
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Under Counter Drawers (Set of 2) [No tag/plate found]	1	10	3174898
E1030	Kitchen, Serving Area	Good	Foodservice Equipment, Food Warmer on Wheels [No tag/plate found]	1	10	3174837
E1030	Kitchen, Serving Area	Good	Foodservice Equipment, Food Warmer on Wheels [SB-2]	1	10	3174871
E1030	Kitchen, Serving Area	Good	Foodservice Equipment, Food Chiller on Wheels [No tag/plate found]	1	10	3174843
E1030	Kitchen, Serving Area	Good	Foodservice Equipment, Food Chiller on Wheels [C-4]	1	10	3174889
E1030	Kitchen	Good	Foodservice Equipment, Garbage Disposal [No tag/plate found]	1	10	3174827
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In [C-2]	1	10	3174874
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	7	3174894
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Under Counter Drawers (Set of 2) [No tag/plate found]	1	10	3174825
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3174854
E1030	Kitchen, Serving Area	Good	Foodservice Equipment, Food Chiller on Wheels [C-5]	1	10	3174865



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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In [C-3]	1	10	3174795
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [No tag/plate found]	1	13	3174858
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [No tag/plate found]	1	13	3174888
E1030	Kitchen, Serving Area	Good	Foodservice Equipment, Food Warmer on Wheels [SB-1]	1	10	3174883
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	100 LF	13	3174849
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	75 LF	10	3174839
Special Construction & Demo						
F1020	Building Exterior	Fair	Ancillary Shade Structure, Wood-Framed, High End	5,000 SF	9	3174842
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted	5	10	3174798
G2060	Building Exterior	Fair	Dumpster Enclosure, Gates, Metal	3	10	3174819
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement	9	16	3174873

Component Condition Report | Temecula Middle / 12 Plex 920-931

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	23,000 SF	30	3175365
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	24	10	3175405
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	25	20	3175413
Roofing						
B3010	Roof	Fair	Roofing, Metal	4,313 SF	9	3175346
B3010	Roof	Fair	Roofing, Modified Bitumen	17,359 SF	5	3175412
B3020	Building Interior	Fair	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	20	3175347
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	10	3175361
B3060	Roof	Fair	Roof Skylight, Per Unit, up to 20 SF	9	14	3175366
B3060	Roof	Fair	Roof Hatch, Metal	1	10	3175386
B3080	Building Exterior	Fair	Soffit, Wood	3,500 SF	5	3175393
Interiors						
C1020	Building Interior	Good	Interior Window, Fixed, 6 SF	12	30	3175394
C1030	Building Interior	Fair	Interior Door, Steel, Standard	26	20	3175353
C1070	Building Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	13,175 SF	17	3175370
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	13	13	3175378
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,000 SF	20	3175416
C2010	Building Interior	Good	Wall Finishes, Any Painted Surface, Prep & Paint	3,000 SF	7	3175385
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	1,100 SF	20	3175357
C2010	Building Interior	Good	Wall Finishes, Wallpaper	18,000 SF	10	3175379

Component Condition Report | Temecula Middle / 12 Plex 920-931

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Building Interior	Good	Flooring, Carpet, Commercial Standard	8,525 SF	7	3175388
C2030	Building Interior	Good	Flooring, Vinyl Tile (VCT)	4,650 SF	12	3175410
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,325 SF	20	3175406
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	775 SF	5	3175350
C2050	Restrooms	Good	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	2,325 SF	7	3175415
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	15	3175355
D2010	Utility Closet	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	7	3175407
D2010	Building Interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	3175384
D2010	Building Interior	Fair	Sink/Lavatory, Classroom Top, Solid Surface	36	15	3175371
D2010	Science Storage	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	10	3175395
D2010	Restrooms	Good	Toilet, Commercial Water Closet	15	20	3175369
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	15	3175375
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,500 SF	20	3175376
D2010	Restrooms	Good	Urinal, Waterless	5	20	3175356
HVAC						
D3030	Roof	Good	Split System Ductless, Single Zone [No tag/plate found]	1	10	3175354
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175368
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175383
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175364
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175402
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175399
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175411
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [No tag/plate found]	1	5	3175372
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175345
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175414
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [No tag/plate found]	1	5	3175358
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175398
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175367
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175359
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175404
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	10	3175400
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	10	3175381
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	10	3175348
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	10	3175397
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	10	3175401

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	10	3175390
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	10	3175362
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	10	3175392
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	10	3175382
Electrical						
D5020	Electrical Closet	Fair	Switchboard, 120/208 V [L]	1	20	3175403
D5020	Electrical Closet	Fair	Distribution Panel, 120/240 V [H]	1	10	3175349
D5020	Electrical Closet	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3175374
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	15,500 SF	20	3175373
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,500 SF	17	3175351
Fire Alarm & Electronic Systems						
D6060	Building Interior	Good	Intercom/Public Address Component, Speaker	12	10	3175377
D7010	Throughout Building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	15,500 SF	10	3175389
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	15,500 SF	12	3175387
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	15,500 SF	17	3175363
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	5,500 SF	12	3175408
Equipment & Furnishings						
E1040	Science Storage	Good	Laboratory Equipment, Exhaust Hood, Constant Volume [No tag/plate found]	1	10	3175352
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	300 LF	13	3175380
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	100 LF	10	3175391
E2010	Building Interior	Fair	Casework, Countertop, Solid Surface	100 LF	20	3175360
Sitework						
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement	8	16	3175409

Component Condition Report | Temecula Middle / Building 100 - Admin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	8,200 SF	19	3174494
B2020	Building Exterior	Fair	Steel Storefront, Glazing & Framing	1,300 SF	9	3174497
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	8	10	3174504
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	9	10	3174501
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	9	3174486
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Standard Swing	10	9	3174490
Roofing						
B3010	Roof	Fair	Roofing, Metal	625 SF	9	3174482
B3010	Roof	Good	Roofing, Modified Bitumen	5,600 SF	5	3174471

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	10	3174467
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	8 LF	9	3174511
B3060	Roof	Fair	Roof Skylight, Per Unit, up to 20 SF	2	9	3174503
B3060	Roof	Fair	Roof Hatch, Metal	1	5	3174489
Interiors						
C1020	Building Interior	Fair	Interior Window, Fixed, 6 SF	60	19	3174493
C1030	Building Interior	Fair	Interior Door, Steel-Framed & Glazed, Standard Swing	10	9	3174475
C1030	Building Interior	Fair	Interior Door, Steel, Standard	4	9	3174476
C1070	Building Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	4,285 SF	17	3174508
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	5	13	3174502
C2010	Building Interior	Good	Wall Finishes, Any Painted Surface, Prep & Paint	800 SF	7	3174462
C2010	Building Interior	Fair	Wall Finishes, Wallpaper	7,100 SF	5	3174481
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	9	3174500
C2030	Building Interior	Good	Flooring, Vinyl Tile (VCT)	1,100 SF	12	3174514
C2030	Restrooms	Fair	Flooring, Ceramic Tile	550 SF	9	3174483
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	3,800 SF	7	3174510
C2050	Restrooms	Good	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	550 SF	7	3174507
C2050	Building Interior	Good	Ceiling Finishes, Wood Paneling	625 SF	20	3174499
Plumbing						
D2010	Utility Closet	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	5	3174479
D2010	Building Interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	3174488
D2010	Restrooms	Fair	Urinal, Waterless	1	15	3174484
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3174513
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,460 SF	9	3174487
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	10	3174464
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	3174491
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-WORK]	1	17	3174465
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-ADMIN-E]	1	17	3174469
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-ADMIN-W]	1	17	3174495
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-LOUNGE]	1	17	3174505
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-LOBBY]	1	17	3174478
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-7 RM 110D.F]	1	5	3174480
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-6 RM 109B]	1	5	3174492
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-6 RM 101]	1	5	3174463
Fire Protection						

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,460 SF	9	3174496
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,460 SF	9	3174512
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,460 SF	16	3174477
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	14	7	3174470
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	5,460 SF	7	3174498
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	5,460 SF	12	3174473
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	5,460 SF	17	3174474
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	5,460 SF	12	3174485
Equipment & Furnishings						
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	100 LF	10	3174506
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	150 LF	13	3174466
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted	4	10	3174472

Component Condition Report | Temecula Middle / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	6,000 SF	19	3174559
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	2	10	3174553
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	10	10	3174564
B2020	Building Exterior	Fair	Steel Storefront, Glazing & Framing	1,000 SF	9	3174556
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	9	3174530
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Standard Swing	14	9	3174548
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	20,000 SF	5	3174532
B3010	Roof	Fair	Roofing, Metal	1,250 SF	9	3174543
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	10	3174561
B3020	Building Interior	Fair	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	9	3174531
B3060	Roof	Fair	Roof Hatch, Metal	1	5	3174560
Interiors						
C1020	Building Interior	Fair	Interior Window, Fixed, 12 SF	63	19	3174539
C1020	Building Interior	Fair	Interior Window, Fixed, 6 SF	3	19	3174541
C1030	Building Interior	Fair	Interior Door, Steel, Standard	6	9	3174566
C1030	Building Interior	Fair	Interior Door, Steel-Framed & Glazed, Standard Swing	5	9	3174525



Component Condition Report | Temecula Middle / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Building Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	15,650 SF	17	3174519
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	10	13	3174522
C2010	Building Interior	Fair	Wall Finishes, Laminated Paneling (FRP)	3,000 SF	15	3174546
C2010	Building Interior	Good	Wall Finishes, Any Painted Surface, Prep & Paint	2,800 SF	7	3174534
C2010	Building Interior	Fair	Wall Finishes, Wallpaper	22,200 SF	5	3174549
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,800 SF	9	3174529
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,850 SF	9	3174571
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	16,650 SF	7	3174536
C2050	Restrooms	Good	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	1,850 SF	7	3174540
C2050	Building Interior	Good	Ceiling Finishes, Wood Paneling	1,250 SF	20	3174569
Plumbing						
D2010	Building Interior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	3174570
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	10	3174554
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3174542
D2010	Restrooms	Fair	Urinal, Waterless	3	15	3174577
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	3174520
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	15	3174573
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	18,500 SF	9	3174563
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-MEDIA-S]	1	17	3174550
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-200-W]	1	17	3174579
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-200-N]	1	17	3174557
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-MEDIA-N]	1	17	3174572
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SERVER ROOM]	1	17	3174537
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-200-E]	1	17	3174516
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-MEDIA-OFF]	1	17	3174517
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-17 RM 411]	1	5	3174521
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-5 RM 206.207]	1	5	3174568
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-17 RM 513]	1	5	3174523
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-17 RM 311]	1	5	3174538
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	18,500 SF	9	3174552
Electrical						
D5010	Electrical Room	Good	Emergency Power System, Backup Inverter for LED Lighting [No tag/plate found]	1	11	3174527
D5010	Electrical Room	Good	Emergency Power System, Backup Inverter for LED Lighting [No tag/plate found]	1	11	3174567
D5010	Electrical Room	Good	Emergency Power System, Backup Inverter for LED Lighting [No tag/plate found]	1	11	3174535

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Electrical Room	Good	Emergency Power System, Backup Inverter for LED Lighting [No tag/plate found]	1	11	3174518
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	5	3174544
D5020	Electrical Room	Fair	Switchgear, 277/480 V [No tag/plate found]	1	9	3174574
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	18,500 SF	9	3174555
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	18,500 SF	17	3174565
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	8	7	3174526
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	18,500 SF	7	3174558
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	18,500 SF	12	3174562
D7050	Electrical Room	Good	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	12	3174576
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	18,500 SF	17	3174533
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	18,500 SF	12	3174545
Equipment & Furnishings						
E2010	Building Interior	Good	Casework, Movable, Cabinetry, Hardwood, High-End	100 LF	13	3174547
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	300 LF	13	3174528
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	200 LF	10	3174578
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted	5	10	3174524

Component Condition Report | Temecula Middle / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	10,000 SF	19	3174625
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	2	10	3174629
B2020	Building Exterior	Fair	Steel Storefront, Glazing & Framing	1,500 SF	9	3174589
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Standard Swing	12	9	3174623
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,500 SF	5	3174607
B3010	Roof	Fair	Roofing, Metal	2,400 SF	9	3174609
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	10	3174630
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	8 LF	9	3174615
B3060	Roof	Fair	Roof Skylight, Per Unit, up to 20 SF	16	9	3174584
Interiors						
C1010	Building Interior	Fair	Interior Wall Construction, Movable Partitions, Fabric 10' Height	60 LF	10	3174603
C1020	Building Interior	Fair	Interior Window, Fixed, 6 SF	97	19	3174611
C1030	Building Interior	Fair	Interior Door, Steel, Standard	2	9	3174599

## Component Condition Report | Temecula Middle / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Building Interior	Fair	Interior Door, Steel-Framed & Glazed, Standard Swing	12	9	3174612
C1070	Building Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	17	3174597
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	9	3174613
C2010	Building Interior	Good	Wall Finishes, Any Painted Surface, Prep & Paint	1,200 SF	7	3174588
C2010	Building Interior	Fair	Wall Finishes, Wallpaper	1,200 SF	5	3174626
C2010	Building Interior	Fair	Wall Finishes, Laminated Paneling (FRP)	9,600 SF	15	3174614
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	9	3174596
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	7,200 SF	7	3174628
C2050	Restrooms	Good	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	800 SF	7	3174581
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	3174604
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,000 SF	9	3174592
D2010	Utility Closet	Fair	Water Heater, Electric, Instant Hot [No tag/plate found]	1	7	3174587
D2010	Building Interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	10	3174610
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	3174580
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3174605
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-302]	1	17	3174595
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-303]	1	17	3174618
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-309]	1	17	3174620
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-300]	1	17	3174593
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-304]	1	17	3174602
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-310]	1	17	3174632
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-306]	1	17	3174590
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-305]	1	17	3174598
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-301]	1	17	3174591
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-307]	1	17	3174600
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-308]	1	17	3174586
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-300-E]	1	17	3174631
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3 RM 200B.C]	1	5	3174582
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,000 SF	9	3174627
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,000 SF	9	3174583
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,000 SF	17	3174621
Fire Alarm & Electronic Systems						

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	12	7	3174585
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	8,000 SF	7	3174608
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	8,000 SF	12	3174601
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	8,000 SF	17	3174606
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	8,000 SF	12	3174616
Equipment & Furnishings						
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	200 LF	13	3174594
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	150 LF	10	3174624
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted	2	10	3174617
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement	1	16	3174619

Component Condition Report | Temecula Middle / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	10,000 SF	19	3174671
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	2	10	3174673
B2020	Building Exterior	Fair	Steel Storefront, Glazing & Framing	1,500 SF	9	3174669
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Standard Swing	11	9	3174699
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,500 SF	5	3174706
B3010	Roof	Fair	Roofing, Metal	2,400 SF	9	3174661
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	10	3174674
B3060	Roof	Fair	Roof Skylight, Per Unit, up to 20 SF	16	9	3174685
Interiors						
C1010	Building Interior	Fair	Interior Wall Construction, Movable Partitions, Fabric 10' Height	60 LF	10	3174675
C1020	Building Interior	Fair	Interior Window, Fixed, 6 SF	100	19	3174702
C1030	Building Interior	Fair	Interior Door, Steel, Standard	2	9	3174682
C1030	Building Interior	Fair	Interior Door, Steel-Framed & Glazed, Standard Swing	11	9	3174707
C1070	Building Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	17	3174672
C2010	Building Interior	Good	Wall Finishes, Any Painted Surface, Prep & Paint	1,200 SF	7	3174690
C2010	Building Interior	Fair	Wall Finishes, Wallpaper	9,600 SF	5	3174703
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	9	3174658
C2030	Building Interior	Good	Flooring, Vinyl Tile (VCT)	400 SF	12	3174705
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,000 SF	9	3174659
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	5,600 SF	7	3174662

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Restrooms	Good	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	800 SF	7	3174677
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	3174700
D2010	Restrooms	Fair	Shower, Valve & Showerhead	1	15	3174667
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3174676
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	3174691
D2010	Utility Closet	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	5	3174692
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,000 SF	9	3174657
D2010	Building Interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	10	3174668
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-406]	1	17	3174684
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-401]	1	17	3174666
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-404]	1	17	3174697
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-405]	1	17	3174681
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-409]	1	17	3174660
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-407]	1	17	3174679
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-410]	1	17	3174695
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-400-N]	1	17	3174693
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-402]	1	17	3174663
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-400-S]	1	17	3174687
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-403]	1	17	3174670
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-408]	1	17	3174665
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3 RM 400B.C]	1	5	3174688
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,000 SF	9	3174655
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,000 SF	9	3174678
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,000 SF	17	3174680
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	10	7	3174696
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	8,000 SF	7	3174689
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	8,000 SF	12	3174698
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	8,000 SF	17	3174701
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	8,000 SF	12	3174683
Equipment & Furnishings						
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	150 LF	10	3174686



Component Condition Report | Temecula Middle / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	200 LF	13	3174704
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted	1	10	3174656
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement	1	16	3174664

Component Condition Report | Temecula Middle / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	12,000 SF	19	3174747
B2020	Building Exterior	Fair	Steel Storefront, Glazing & Framing	2,000 SF	9	3174765
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	9	3174710
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Standard Swing	21	9	3174756
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,600 SF	9	3174779
B3010	Roof	Fair	Roofing, Modified Bitumen	13,100 SF	5	3174738
B3020	Building Interior	Fair	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	9	3174764
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	400 LF	10	3174731
B3060	Roof	Fair	Roof Hatch, Metal	1	5	3174767
B3060	Roof	Fair	Roof Skylight, Per Unit, up to 20 SF	21	9	3174746
Interiors						
C1020	Building Interior	Fair	Interior Window, Fixed, 6 SF	96	19	3174751
C1030	Building Interior	Fair	Interior Door, Steel-Framed & Glazed, Standard Swing	11	9	3174720
C1030	Building Interior	Fair	Interior Door, Steel, Standard	13	9	3174726
C1070	Building Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,150 SF	17	3174717
C1070	Building Interior	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,500 SF	7	3174757
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,000 SF	9	3174718
C2010	Building Interior	Good	Wall Finishes, Any Painted Surface, Prep & Paint	2,000 SF	7	3174739
C2010	Building Interior	Fair	Wall Finishes, Wallpaper	12,000 SF	5	3174711
C2010	Building Interior	Fair	Wall Finishes, Laminated Paneling (FRP)	2,000 SF	15	3174728
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	6,600 SF	7	3174744
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,750 SF	9	3174716
C2030	Building Interior	Good	Flooring, Vinyl Tile (VCT)	1,650 SF	12	3174736
C2050	Restrooms	Good	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	1,650 SF	7	3174754
Plumbing						
D2010	Utility Closet	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	3	3174735
D2010	Building Interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	10	3174715

Component Condition Report | Temecula Middle / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building Interior	Fair	Sink/Lavatory, Classroom Top, Solid Surface	9	10	3174709
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	3174771
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	3174775
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	2	10	3174776
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,000 SF	9	3174750
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-500-W]	1	17	3174729
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [AC-512-N]	1	17	3174768
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-510]	1	17	3174762
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-511]	1	17	3174740
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-503]	1	17	3174727
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-505]	1	17	3174722
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-500-C]	1	17	3174724
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-504]	1	17	3174723
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-501]	1	17	3174772
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-512-S]	1	17	3174737
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-508]	1	17	3174777
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-509]	1	17	3174752
D3050	Roof	Fair	Make-Up Air Unit, MAU [MAU-3]	1	5	3174714
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [AC-500-E]	1	17	3174748
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-502]	1	17	3174769
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-6 RM 505H]	1	5	3174749
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3 RM 507]	1	5	3174733
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-16 RM 503]	1	5	3174770
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-16 RM 510]	1	5	3174741
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [SF-1 RM 500D]	1	5	3174773
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3 RM 500B.C]	1	5	3174743
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-8 RM 508E]	1	5	3174742
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-19 RM 505D]	1	5	3174712
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-18 RM 505D]	1	5	3174755
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3 RM 509D]	1	5	3174719
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3 RM 500B.C]	1	5	3174780
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	11,000 SF	9	3174760
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,000 SF	9	3174761

Component Condition Report | Temecula Middle / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,000 SF	17	3174766
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	10	7	3174753
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	11,000 SF	7	3174759
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	11,000 SF	12	3174774
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	11,000 SF	17	3174734
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	11,000 SF	12	3174732
Equipment & Furnishings						
E1040	Building Exterior	Fair	Ceramics Equipment, Kiln [No tag/plate found]	1	7	3174745
E1040	Building Interior	Good	Laboratory Equipment, Exhaust Hood, Constant Volume [No tag/plate found]	1	10	3174730
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	100 LF	10	3174778
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	300 LF	13	3174763
E2010	Building Interior	Fair	Casework, Countertop, Solid Surface	100 LF	15	3174725
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted	2	10	3174721
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement	2	16	3174713

Component Condition Report | Temecula Middle / Building 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	7,000 SF	19	3175136
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	4	10	3175130
B2020	Building Exterior	Fair	Steel Storefront, Glazing & Framing	1,000 SF	9	3175085
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	4	9	3175125
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	9	3175092
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	5,800 SF	5	3175097
B3010	Roof	Fair	Roofing, Metal	4,625 SF	9	3175086
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	10	3175141
B3020	Building Interior	Fair	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	9	3175108
B3060	Roof	Fair	Roof Skylight, Per Unit, up to 20 SF	8	9	3175098
B3060	Roof	Fair	Roof Hatch, Metal	1	5	3175133
Interiors						
C1020	Locker Rooms	Fair	Interior Window, Fixed, 6 SF	12	19	3175118
C1030	Building Interior	Fair	Interior Door, Steel, Standard	10	9	3175099
C1070	Building Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,175 SF	17	3175080

Component Condition Report | Temecula Middle / Building 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	23	13	3175120
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	300	10	3175116
C2010	Locker Rooms	Fair	Wall Finishes, Laminated Paneling (FRP)	3,500 SF	15	3175117
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,000 SF	9	3175081
C2010	Building Interior	Fair	Wall Finishes, Wallpaper	3,500 SF	5	3175115
C2030	Utility Closet	Fair	Flooring, Vinyl Tile (VCT)	2,350 SF	5	3175127
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,175 SF	9	3175094
C2050	Restrooms	Fair	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	3,225 SF	3	3175135
Conveying						
D1010	Locker Rooms	Fair	Vertical Lift, Wheelchair, 5' Rise [No tag/plate found]	1	5	3175107
D1010	Locker Rooms	Fair	Vertical Lift, Wheelchair, 5' Rise [No tag/plate found]	1	5	3175087
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,700 SF	10	3175089
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	15	3175139
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	2	10	3175140
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	10	3175112
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	7	3175100
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	10	3175121
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	4	15	3175102
D2010	Water Heater Room	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	5	3175093
D2010	Restrooms	Fair	Urinal, Waterless	6	15	3175132
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	7	3175104
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [MAU-1 RM 802]	1	5	3175113
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-MAU-1 RM 801]	1	5	3175138
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [SCE-AC-COACHS AC-10]	1	17	3175126
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-9 RM 801A]	1	5	3175082
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-8 RM 809B.811B]	1	5	3175088
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-7 RM 808]	1	5	3175109
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-7 RM 803]	1	5	3175083
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-11 RM 810]	1	5	3175111
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-7 RM 808]	1	5	3175137
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-9 RM 802B]	1	5	3175084
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-14 RM 807D]	1	5	3175096
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-14 RM 801D]	1	5	3175131
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-10 RM 801C.806.807]	1	5	3175103

Component Condition Report | Temecula Middle / Building 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-10 RM 804.802C.805]	1	5	3175142
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,700 SF	9	3175114
Electrical						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	5	3175091
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,700 SF	9	3175105
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,700 SF	17	3175122
Fire Alarm & Electronic Systems						
D6060	Building Interior	Fair	Intercom/Public Address Component, Speaker	5	7	3175095
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	4,700 SF	7	3175101
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	4,700 SF	17	3175110
D7050	Electrical Room	Good	Fire Alarm Sub-Panel, Multiplex [No tag/plate found]	1	12	3175119
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	4,700 SF	12	3175090
Equipment & Furnishings						
E2010	Building Interior	Good	Casework, Countertop, Plastic Laminate	75 LF	10	3175123
E2010	Building Interior	Good	Casework, Cabinetry, Hardwood Standard	100 LF	13	3175106
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted	4	10	3175128
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement	5	16	3175129

Component Condition Report | Temecula Middle / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	2,000 SF	19	3175163
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	9	3175179
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	520 SF	5	3175162
B3010	Roof	Fair	Roofing, Metal	350 SF	9	3175173
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	8 LF	9	3175165
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	10	3175172
B3060	Roof	Fair	Roof Skylight, Per Unit, up to 20 SF	2	9	3175158
Interiors						
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	9	13	3175174
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	9	3175170
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	9	3175180
C2050	Restrooms	Fair	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	600 SF	3	3175175



Component Condition Report | Temecula Middle / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	15	3175159
D2010	Restrooms	Fair	Urinal, Waterless	4	15	3175171
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	3175176
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	480 SF	9	3175178
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	10	3175166
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-2 RM 701]	1	5	3175168
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	5	3175157
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	480 SF	9	3175161
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	480 SF	9	3175167
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	480 SF	17	3175169
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	480 SF	17	3175177
Sitework						
G2060	Building Exterior	Fair	Dumpster Enclosure, Gates, Metal	1	10	3175164
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted	2	10	3175160
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement	2	16	3175181

Component Condition Report | Temecula Middle / Relos 913-916

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	5,000 SF	30	3175313
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	10	3175314
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	3175305
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	4,500 SF	5	3175304
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	10	3175324
B3080	Roof	Fair	Soffit, Metal	700 SF	10	3175318
Interiors						
C1070	Building Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,500 SF	9	3175322
C2010	Building Interior	Good	Wall Finishes, Wallpaper	5,200 SF	10	3175319
C2010	Building Exterior	Fair	Exterior Moldings, Trim, Residential/Basic	700 LF	10	3175308
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	3,500 SF	7	3175320

Component Condition Report | Temecula Middle / Relos 913-916

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [No tag/plate found]	1	5	3175311
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175312
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175306
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175315
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,500 SF	20	3175317
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,500 SF	17	3175323
Fire Alarm & Electronic Systems						
D6060	Building Interior	Good	Intercom/Public Address Component, Speaker	3	10	3175309
D7010	Throughout Building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	3,500 SF	10	3175307
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	3,500 SF	12	3175310
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	3,500 SF	17	3175316
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	3,500 SF	5	3175321

Component Condition Report | Temecula Middle / Relos 917-919

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	3,000 SF	30	3175342
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	10	3175331
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	3175325
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,500 SF	5	3175341
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	10	3175340
B3080	Roof	Fair	Soffit, Metal	400 SF	10	3175343
Interiors						
C1070	Building Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,880 SF	9	3175330
C2010	Building Exterior	Fair	Exterior Moldings, Trim, Residential/Basic	600 LF	10	3175344
C2010	Building Interior	Good	Wall Finishes, Wallpaper	3,000 SF	10	3175328
C2030	Building Interior	Good	Flooring, Carpet, Commercial Tile	2,880 SF	7	3175329
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175339
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175337
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [SCE-No tag/plate found]	1	5	3175336
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,880 SF	20	3175333

Component Condition Report | Temecula Middle / Relos 917-919

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,880 SF	17	3175335
Fire Alarm & Electronic Systems						
D6060	Building Interior	Good	Intercom/Public Address Component, Speaker	3	10	3175332
D7010	Throughout Building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	2,880 SF	10	3175326
D7050	Building Interior	Good	Fire Alarm Panel, Multiplex [No tag/plate found]	1	12	3175327
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	2,880 SF	17	3175338
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	2,500 SF	5	3175334

Component Condition Report | Temecula Middle / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Mailbox, Steel	1	15	3175450
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	7	3175428
D2010	Site	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	5	3175446
D2010	Site	Fair	Pump Station, Duplex Mounted [No tag/plate found]	1	10	3175425
Fire Protection						
D4010	Site	Good	Backflow Preventer, Fire Suppression [No tag/plate found]	1	20	3175440
Electrical						
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	5	3175449
D5020	Site	Fair	Distribution Panel, 120/208 V [DNP-1]	1	9	3175437
D5020	Site	Fair	Switchboard, 277/480 V [DP-2]	1	9	3175434
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed, High End	240 SF	9	3175429
F1020	Site	Fair	Ancillary Building, Wood-Framed, High End	240 SF	9	3175448
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000 SF	15	3175430
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,000 SF	4	3175423
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	200,000 SF	25	3175443
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Stadium Lighting, Amateur/Primary Schoo Grade	15 LS	5	3175445
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	14	5	3175439
G2050	Site	Fair	Playfield Surfaces, Sand, 1" Depth	70,000 SF	5	3175433
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	5	3175427
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	63,000 SF	15	3175424
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	63,000 SF	4	3175432
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	60	10	3175422

Component Condition Report | Temecula Middle / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	5	3175436
Sitework						
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	3	5	3175442
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,500 LF	15	3175441
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted	6	5	3175431
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,500 LF	15	3175435
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	500 LF	37	3175451
G2060	Site	Good	Signage, Property, Monument	1	16	3175444
G2060	Site	Fair	Flagpole, Metal	2	5	3175452
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	410,000 SF	10	3175447
G4050	Site	Good	Pole Light Fixture w/ Lamps, Any Type 20' High, w/ LED Replacement	10	16	3175438
G4050	Site	Good	Pole Light Fixture w/ Lamps, Any Type 30' High, w/ LED Replacement	8	16	3175426

Component Condition Report | Temecula Middle

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	13,000 SF	12	3177724

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

9/8/2021

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
Temecula Middle	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,295
Temecula Middle / 12 Plex 920-931	\$0	\$0	\$0	\$0	\$0	\$584,570	\$0	\$100,732	\$0	\$80,985	\$254,511	\$0	\$107,326	\$162,160	\$19,591	\$106,930	\$5,685	\$530,065	\$0	\$0	\$877,771	\$2,830,325
Temecula Middle / Building 100 - Admin	\$0	\$0	\$0	\$0	\$0	\$99,675	\$0	\$69,496	\$0	\$315,085	\$65,683	\$0	\$47,460	\$79,251	\$0	\$10,003	\$77,594	\$236,722	\$0	\$347,462	\$49,824	\$1,398,256
Temecula Middle / Building 200	\$0	\$0	\$0	\$0	\$0	\$360,278	\$0	\$248,536	\$0	\$1,018,218	\$63,377	\$36,776	\$155,070	\$239,786	\$0	\$99,341	\$0	\$846,969	\$0	\$295,537	\$132,638	\$3,496,527
Temecula Middle / Building 300	\$0	\$0	\$0	\$0	\$0	\$127,100	\$0	\$111,777	\$0	\$467,432	\$48,500	\$0	\$56,819	\$97,540	\$0	\$267,151	\$1,066	\$613,682	\$0	\$435,299	\$5,278	\$2,231,643
Temecula Middle / Building 400	\$0	\$0	\$0	\$0	\$0	\$151,521	\$0	\$95,711	\$0	\$493,835	\$46,268	\$0	\$59,976	\$97,540	\$0	\$3,622	\$1,066	\$594,653	\$0	\$436,755	\$43,326	\$2,024,273
Temecula Middle / Building 500	\$0	\$0	\$0	\$2,298	\$0	\$269,625	\$0	\$138,053	\$0	\$684,638	\$68,732	\$0	\$91,148	\$146,310	\$0	\$76,403	\$2,132	\$742,356	\$3,581	\$512,459	\$52,783	\$2,790,518
Temecula Middle / Building 600	\$0	\$0	\$0	\$20,443	\$0	\$343,159	\$1,322	\$134,275	\$0	\$1,098,996	\$173,244	\$18,388	\$126,186	\$107,131	\$0	\$167,810	\$9,593	\$629,280	\$3,581	\$778,394	\$117,963	\$3,729,765
Temecula Middle / Building 800	\$0	\$0	\$0	\$7,802	\$0	\$213,993	\$0	\$32,845	\$0	\$333,761	\$350,208	\$0	\$24,858	\$87,298	\$0	\$132,972	\$5,329	\$122,247	\$0	\$277,582	\$42,686	\$1,631,583
Temecula Middle / Building 900	\$0	\$0	\$0	\$1,452	\$0	\$10,267	\$0	\$1,634	\$0	\$60,765	\$26,184	\$0	\$0	\$12,924	\$0	\$19,834	\$2,132	\$9,661	\$0	\$77,645	\$0	\$222,496
Temecula Middle / Relos 700	\$1,661	\$0	\$9,630	\$96,651	\$0	\$221,180	\$0	\$19,442	\$0	\$22,879	\$16,290	\$0	\$0	\$0	\$0	\$49,670	\$0	\$72,786	\$0	\$0	\$43,386	\$553,575
Temecula Middle / Relos 901-905	\$1,661	\$0	\$2,819	\$121,328	\$0	\$233,641	\$0	\$66,780	\$0	\$28,599	\$20,196	\$0	\$0	\$0	\$0	\$7,589	\$0	\$140,521	\$0	\$0	\$56,102	\$679,234
Temecula Middle / Relos 913-916	\$0	\$0	\$0	\$0	\$0	\$147,902	\$0	\$30,973	\$0	\$17,694	\$59,159	\$0	\$11,048	\$0	\$0	\$0	\$0	\$102,463	\$0	\$0	\$39,787	\$409,027
Temecula Middle / Relos 917-919	\$0	\$0	\$0	\$0	\$0	\$113,253	\$0	\$25,487	\$0	\$14,559	\$42,385	\$0	\$6,313	\$0	\$0	\$0	\$0	\$84,313	\$0	\$0	\$30,490	\$316,800
Temecula Middle / Site	\$0	\$0	\$0	\$0	\$63,356	\$375,883	\$0	\$4,901	\$0	\$218,174	\$649,537	\$0	\$0	\$0	\$85,145	\$804,559	\$175,865	\$0	\$0	\$98,707	\$118,762	\$2,594,888
Grand Total	\$3,321	\$0	\$12,449	\$249,974	\$63,356	\$3,252,046	\$1,322	\$1,080,643	\$0	\$4,855,620	\$1,884,273	\$55,164	\$737,500	\$1,029,941	\$104,736	\$1,745,883	\$280,460	\$4,725,719	\$7,161	\$3,259,839	\$1,610,799	\$24,960,206

Temecula Middle

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D8010	Throughout Building	3177724	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	3	12	13000	SF	\$2.77	\$35,978													\$35,978									\$35,978
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,978
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,295

Temecula Middle / 12 Plex 920-931

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
B2020	Building Exterior	3175405	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	20	10	24	EA	\$719.55	\$17,269											\$17,269											\$17,269	
B2050	Building Exterior	3175413	Exterior Door, Steel, Standard, Replace	40	20	20	25	EA	\$664.20	\$16,605																				\$16,605		\$16,605	
B3010	Roof	3175346	Roofing, Metal, Replace	40	31	9	4313	SF	\$14.39	\$62,068										\$62,068												\$62,068	
B3010	Roof	3175412	Roofing, Modified Bitumen, Replace	20	15	5	17359	SF	\$11.07	\$192,164						\$192,164																	\$192,164
B3020	Building Interior	3175347	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	20	20	20	LF	\$99.63	\$1,993																				\$1,993		\$1,993	
B3020	Roof	3175361	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	500	LF	\$9.96	\$4,982											\$4,982												\$4,982
B3060	Roof	3175366	Roof Skylight, Per Unit, up to 20 SF, Replace	30	16	14	9	EA	\$1,439.10	\$12,952																\$12,952							\$12,952
B3060	Roof	3175386	Roof Hatch, Metal, Replace	30	20	10	1	EA	\$1,439.10	\$1,439											\$1,439												\$1,439
B3080	Building Exterior	3175393	Soffit, Wood, Replace	20	15	5	3500	SF	\$21.03	\$73,616						\$73,616																	\$73,616
C1030	Building Interior	3175353	Interior Door, Steel, Standard, Replace	40	20	20	26	EA	\$664.20	\$17,269																				\$17,269		\$17,269	
C1070	Building Interior	3175370	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	13175	SF	\$3.87	\$51,047																			\$51,047			\$51,047	
C1090	Restrooms	3175378	Toilet Partitions, Plastic/Laminate, Replace	20	7	13	13	EA	\$830.25	\$10,793															\$10,793								\$10,793
C2010	Restrooms	3175416	Wall Finishes, Ceramic Tile, Replace	40	20	20	3000	SF	\$19.93	\$59,778																				\$59,778		\$59,778	
C2010	Restrooms	3175357	Wall Finishes, Laminated Paneling (FRP), Replace	30	10	20	1100	SF	\$17.71	\$19,483																				\$19,483		\$19,483	
C2010	Building Interior	3175379	Wall Finishes, Wallpaper, Replace	15	5	10	18000	SF	\$2.44	\$43,837											\$43,837												\$43,837
C2010	Building Interior	3175385	Wall Finishes, Any Painted Surface, Prep & Paint	10	3	7	3000	SF	\$1.66	\$4,982								\$4,982										\$4,982					\$4,982
C2030	Restrooms	3175406	Flooring, Ceramic Tile, Replace	40	20	20	2325	SF	\$19.93	\$46,328																				\$46,328		\$46,328	
C2030	Restrooms	3175350	Flooring, Vinyl Sheetting, Replace	15	10	5	775	SF	\$7.75	\$6,005						\$6,005														\$6,005			\$12,011
C2030	Building Interior	3175410	Flooring, Vinyl Tile (VCT), Replace	15	3	12	4650	SF	\$5.54	\$25,738														\$25,738									\$25,738
C2030	Building Interior	3175388	Flooring, Carpet, Commercial Standard, Replace	10	3	7	8525	SF	\$8.30	\$70,779								\$70,779										\$70,779					\$141,558
C2050	Restrooms	3175415	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	10	3	7	2325	SF	\$2.21	\$5,148								\$5,148										\$5,148					\$10,295
D2010	Utility Closet	3175407	Water Heater, Electric, Residential, Replace	15	8	7	1	EA	\$996.30	\$996								\$996															\$996
D2010	Throughout Building	3175376	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	15500	SF	\$12.18	\$188,744																				\$188,744		\$188,744	
D2010	Science Storage	3175395	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	10	10	1	EA	\$2,546.10	\$2,546											\$2,546												\$2,546
D2010	Restrooms	3175355	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	12	EA	\$1,660.50	\$19,926																	\$19,926						\$19,926
D2010	Building Interior	3175384	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,328.40	\$3,985																	\$3,985						\$3,985





Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B3010	Roof	3174543	Roofing, Metal, Replace	40	31	9	1250	SF	\$14.39	\$17,989										\$17,989											\$17,989	
B3010	Roof	3174532	Roofing, Modified Bitumen, Replace	20	15	5	20000	SF	\$11.07	\$221,400						\$221,400																\$221,400
B3020	Building Interior	3174531	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	31	9	20	LF	\$99.63	\$1,993										\$1,993												\$1,993
B3020	Roof	3174561	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	100	LF	\$9.96	\$996											\$996											\$996
B3060	Roof	3174560	Roof Hatch, Metal, Replace	30	25	5	1	EA	\$1,439.10	\$1,439						\$1,439																\$1,439
C1020	Building Interior	3174539	Interior Window, Fixed, 12 SF, Replace	40	21	19	63	EA	\$553.50	\$34,871																				\$34,871		\$34,871
C1020	Building Interior	3174541	Interior Window, Fixed, 6 SF, Replace	40	21	19	3	EA	\$276.75	\$830																				\$830		\$830
C1030	Building Interior	3174566	Interior Door, Steel, Standard, Replace	40	31	9	6	EA	\$664.20	\$3,985										\$3,985												\$3,985
C1030	Building Interior	3174525	Interior Door, Steel-Framed & Glazed, Standard Swing, Replace	40	31	9	5	EA	\$1,439.10	\$7,196										\$7,196												\$7,196
C1070	Building Interior	3174519	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	15650	SF	\$3.87	\$60,636																		\$60,636				\$60,636
C1090	Restrooms	3174522	Toilet Partitions, Plastic/Laminate, Replace	20	7	13	10	EA	\$830.25	\$8,303														\$8,303								\$8,303
C2010	Restrooms	3174529	Wall Finishes, Ceramic Tile, Replace	40	31	9	2800	SF	\$19.93	\$55,793											\$55,793											\$55,793
C2010	Building Interior	3174546	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	3000	SF	\$17.71	\$53,136																\$53,136						\$53,136
C2010	Building Interior	3174549	Wall Finishes, Wallpaper, Replace	15	10	5	22200	SF	\$2.44	\$54,066						\$54,066															\$54,066	\$108,132
C2010	Building Interior	3174534	Wall Finishes, Any Painted Surface, Prep & Paint	10	3	7	2800	SF	\$1.66	\$4,649								\$4,649										\$4,649				\$9,299
C2030	Restrooms	3174571	Flooring, Ceramic Tile, Replace	40	31	9	1850	SF	\$19.93	\$36,863											\$36,863											\$36,863
C2030	Building Interior	3174536	Flooring, Carpet, Commercial Tile, Replace	10	3	7	16650	SF	\$7.20	\$119,805								\$119,805									\$119,805					\$239,610
C2050	Building Interior	3174569	Ceiling Finishes, Wood Paneling, Replace	30	10	20	1250	SF	\$15.50	\$19,373																				\$19,373		\$19,373
C2050	Restrooms	3174540	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	10	3	7	1850	SF	\$2.21	\$4,096								\$4,096									\$4,096					\$8,192
D2010	Throughout Building	3174563	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	18500	SF	\$12.18	\$225,275										\$225,275												\$225,275
D2010	Building Interior	3174570	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,328.40	\$1,328								\$1,328														\$1,328
D2010	Building Exterior	3174520	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,660.50	\$1,661								\$1,661														\$1,661
D2010	Restrooms	3174554	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	6	EA	\$1,660.50	\$9,963											\$9,963											\$9,963
D2010	Utility Closet	3174542	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$885.60	\$886																						\$886
D2010	Restrooms	3174577	Urinal, Waterless, Replace	30	15	15	3	EA	\$664.20	\$1,993																\$1,993						\$1,993
D2010	Restrooms	3174573	Toilet, Commercial Water Closet, Replace	30	15	15	6	EA	\$1,439.10	\$8,635																\$8,635						\$8,635
D3050	Roof	3174550	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																		\$22,140				\$22,140
D3050	Roof	3174579	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$12,177.00	\$12,177																		\$12,177				\$12,177
D3050	Roof	3174557	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																		\$16,605				\$16,605
D3050	Roof	3174572	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																		\$16,605				\$16,605
D3050	Roof	3174537	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$6,088.50	\$6,089																		\$6,089				\$6,089
D3050	Roof	3174516	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$12,177.00	\$12,177																		\$12,177				\$12,177
D3050	Roof	3174517	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$12,177.00	\$12,177																		\$12,177				\$12,177
D3060	Roof	3174521	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D3060	Roof	3174568	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D3060	Roof	3174523	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D3060	Roof	3174538	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550
D4010	Throughout Building	3174552	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	18500	SF	\$1.66	\$30,719										\$30,719												\$30,719
D5010	Electrical Room	3174527	Emergency Power System, Backup Inverter for LED Lighting, Replace	15	4	11	1	EA	\$6,642.00	\$6,642												\$6,642										\$6,642
D5010	Electrical Room	3174567	Emergency Power System, Backup Inverter for LED Lighting, Replace	15	4	11	1	EA	\$6,642.00	\$6,642												\$6,642										\$6,642
D5010	Electrical Room	3174535	Emergency Power System, Backup Inverter for LED Lighting, Replace	15	4	11	1	EA	\$6,642.00	\$6,642												\$6,642										\$6,642
D5010	Electrical Room	3174518	Emergency Power System, Backup Inverter for LED Lighting, Replace	15	4	11	1	EA	\$6,642.00	\$6,642												\$6,642										\$6,642
D5020	Electrical Room	3174544	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$27,675.00	\$27,675						\$27,675																\$27,675
D5020	Electrical Room	3174574	Switchgear, 277/480 V, Replace	40	31	9	1	EA	\$265,680.00	\$265,680										\$265,680												\$265,680
D5030	Throughout Building	3174555	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	18500	SF	\$2.77	\$51,199										\$51,199												\$51,199
D5040	Throughout Building	3174565	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	18500	SF	\$8.86	\$163,836																	\$163,836					\$163,836
D6060	Building Interior	3174526	Intercom/Public Address Component, Speaker, Replace	15	8	7	8	EA	\$498.15	\$3,985								\$3,985														\$3,985
D7010	Throughout Building	3174558	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	15	8	7	18500	SF	\$3.60	\$66,558								\$66,558														\$66,558
D7030	Building Exterior	3174562	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	18500	SF	\$2.21	\$40,959												\$40,959										\$40,959
D7050	Electrical Room	3174576	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	\$16,605.00	\$16,605												\$16,605										\$16,605
D7050	Throughout Building	3174533	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	3	17	18500	SF	\$3.32	\$61,439																	\$61,439					\$61,439
D8010	Throughout Building	3174545	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	3	12	18500	SF	\$2.77	\$51,199											\$51,199											\$51,199
E2010	Building Interior	3174578	Casework, Countertop, Plastic Laminate, Replace	15	5	10	200	LF	\$55.35	\$11,070											\$11,070											\$11,070
E2010	Building Interior	3174547	Casework, Movable, Cabinetry, Hardwood, High-End, Replace	20	7	13	100	LF	\$553.50	\$55,350													\$55,350									\$55,350
E2010	Building Interior	3174528	Casework, Cabinetry, Hardwood Standard, Replace	20	7	13	300	LF	\$332.10	\$99,630													\$99,630									\$99,630

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
G2060	Building Exterior	3174524	Signage, Property, Building-Mounted, Replace	20	10	10	5	EA	\$1,660.50	\$8,303											\$8,303											\$8,303
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$310,779	\$0	\$202,083	\$0	\$780,380	\$47,158	\$26,568	\$108,763	\$163,283	\$0	\$63,763	\$0	\$512,430	\$0	\$168,541	\$73,438	\$2,457,186
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$360,278	\$0	\$248,536	\$0	\$1,018,218	\$63,377	\$36,776	\$155,070	\$239,786	\$0	\$99,341	\$0	\$846,969	\$0	\$295,537	\$132,638	\$3,496,527
Temecula Middle / Building 300																																
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B2010	Building Exterior	3174625	Exterior Walls, Stucco, Replace	50	31	19	10000	SF	\$22.14	\$221,400																					\$221,400	\$221,400
B2020	Building Exterior	3174629	Window, Steel, up to 15 SF, Replace	30	20	10	2	EA	\$1,217.70	\$2,435											\$2,435											\$2,435
B2020	Building Exterior	3174589	Steel Storefront, Glazing & Framing, Replace	30	21	9	1500	SF	\$60.89	\$91,328										\$91,328												\$91,328
B2050	Building Exterior	3174623	Exterior Door, Steel-Framed & Glazed, Standard Swing, Replace	30	21	9	12	EA	\$1,439.10	\$17,269										\$17,269												\$17,269
B3010	Roof	3174609	Roofing, Metal, Replace	40	31	9	2400	SF	\$14.39	\$34,538										\$34,538												\$34,538
B3010	Roof	3174607	Roofing, Modified Bitumen, Replace	20	15	5	9500	SF	\$11.07	\$105,165					\$105,165																	\$105,165
B3020	Roof	3174615	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	31	9	8	LF	\$99.63	\$797										\$797												\$797
B3020	Roof	3174630	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	300	LF	\$9.96	\$2,989											\$2,989											\$2,989
B3060	Roof	3174584	Roof Skylight, Per Unit, up to 20 SF, Replace	30	21	9	16	EA	\$1,439.10	\$23,026										\$23,026												\$23,026
C1010	Building Interior	3174603	Interior Wall Construction, Movable Partitions, Fabric 10' Height, Replace	25	15	10	60	LF	\$83.03	\$4,982											\$4,982											\$4,982
C1020	Building Interior	3174611	Interior Window, Fixed, 6 SF, Replace	40	21	19	97	EA	\$276.75	\$26,845																			\$26,845			\$26,845
C1030	Building Interior	3174599	Interior Door, Steel, Standard, Replace	40	31	9	2	EA	\$664.20	\$1,328										\$1,328												\$1,328
C1030	Building Interior	3174612	Interior Door, Steel-Framed & Glazed, Standard Swing, Replace	40	31	9	12	EA	\$1,439.10	\$17,269										\$17,269												\$17,269
C1070	Building Interior	3174597	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	7200	SF	\$3.87	\$27,896																		\$27,896				\$27,896
C2010	Restrooms	3174613	Wall Finishes, Ceramic Tile, Replace	40	31	9	1200	SF	\$19.93	\$23,911										\$23,911												\$23,911
C2010	Building Interior	3174614	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	9600	SF	\$17.71	\$170,035															\$170,035							\$170,035
C2010	Building Interior	3174626	Wall Finishes, Wallpaper, Replace	15	10	5	1200	SF	\$2.44	\$2,922					\$2,922															\$2,922		\$5,845
C2010	Building Interior	3174588	Wall Finishes, Any Painted Surface, Prep & Paint	10	3	7	1200	SF	\$1.66	\$1,993							\$1,993											\$1,993				\$3,985
C2030	Restrooms	3174596	Flooring, Ceramic Tile, Replace	40	31	9	800	SF	\$19.93	\$15,941										\$15,941												\$15,941
C2030	Building Interior	3174628	Flooring, Carpet, Commercial Tile, Replace	10	3	7	7200	SF	\$7.20	\$51,808							\$51,808											\$51,808				\$103,615
C2050	Restrooms	3174581	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	10	3	7	800	SF	\$2.21	\$1,771							\$1,771											\$1,771				\$3,542
D2010	Utility Closet	3174587	Water Heater, Electric, Instant Hot, Replace	15	8	7	1	EA	\$553.50	\$554							\$554															\$554
D2010	Throughout Building	3174592	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	8000	SF	\$12.18	\$97,416										\$97,416												\$97,416
D2010	Building Interior	3174610	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	9	EA	\$1,328.40	\$11,956											\$11,956											\$11,956
D2010	Restrooms	3174580	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	1	EA	\$1,217.70	\$1,218											\$1,218											\$1,218
D2010	Utility Closet	3174605	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$885.60	\$886											\$886											\$886
D2010	Restrooms	3174604	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,439.10	\$1,439															\$1,439							\$1,439
D3050	Roof	3174595	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174618	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174620	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174593	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$12,177.00	\$12,177																	\$12,177					\$12,177
D3050	Roof	3174602	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174632	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174590	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174598	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174591	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174600	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174586	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605					\$16,605
D3050	Roof	3174631	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$12,177.00	\$12,177																	\$12,177					\$12,177
D3060	Roof	3174582	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550					\$1,550																	\$1,550
D4010	Throughout Building	3174627	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	8000	SF	\$1.66	\$13,284										\$13,284												\$13,284
D5030	Throughout Building	3174583	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	8000	SF	\$2.77	\$22,140										\$22,140												\$22,140
D5040	Throughout Building	3174621	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	8000	SF	\$8.86	\$70,848																	\$70,848					\$70,848
D6060	Building Interior	3174585	Intercom/Public Address Component, Speaker, Replace	15	8	7	12	EA	\$498.15	\$5,978								\$5,978														\$5,978
D7010	Throughout Building	3174608	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	15	8	7	8000	SF	\$3.60	\$28,782								\$28,782														\$28,782
D7030	Building Exterior	3174601	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	8000	SF	\$2.21	\$17,712													\$17,712									\$17,712
D7050	Throughout Building	3174606	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	3	17	8000	SF	\$3.32	\$26,568																	\$26,568					\$26,568
D8010	Throughout Building	3174616	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	3	12	8000	SF	\$2.77	\$22,140												\$22,140										\$22,140
E2010	Building Interior	3174624	Casework, Countertop, Plastic Laminate, Replace	15	5	10	150	LF	\$55.35	\$8,303											\$8,303											\$8,303



Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
E2010	Building Interior	3174594	Casework, Cabinetry, Hardwood Standard, Replace	20	7	13	200	LF	\$332.10	\$66,420													\$66,420								\$66,420	
G2060	Building Exterior	3174617	Signage, Property, Building-Mounted, Replace	20	10	10	2	EA	\$1,660.50	\$3,321										\$3,321											\$3,321	
G4050	Building Exterior	3174619	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement, Replace	20	4	16	1	EA	\$664.20	\$664																\$664					\$664	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$109,637	\$0	\$90,885	\$0	\$358,247	\$36,088	\$0	\$39,852	\$66,420	\$0	\$171,474	\$664	\$371,288	\$0	\$248,245	\$2,922	\$1,495,723
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$127,100	\$0	\$111,777	\$0	\$467,432	\$48,500	\$0	\$56,819	\$97,540	\$0	\$267,151	\$1,066	\$613,682	\$0	\$435,299	\$5,278	\$2,231,643
Temecula Middle / Building 400																																
Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
B2010	Building Exterior	3174671	Exterior Walls, Stucco, Replace	50	31	19	10000	SF	\$22.14	\$221,400																			\$221,400		\$221,400	
B2020	Building Exterior	3174673	Window, Steel, up to 15 SF, Replace	30	20	10	2	EA	\$1,217.70	\$2,435																					\$2,435	
B2020	Building Exterior	3174669	Steel Storefront, Glazing & Framing, Replace	30	21	9	1500	SF	\$60.89	\$91,328									\$91,328												\$91,328	
B2050	Building Exterior	3174699	Exterior Door, Steel-Framed & Glazed, Standard Swing, Replace	30	21	9	11	EA	\$1,439.10	\$15,830									\$15,830												\$15,830	
B3010	Roof	3174661	Roofing, Metal, Replace	40	31	9	2400	SF	\$14.39	\$34,538									\$34,538												\$34,538	
B3010	Roof	3174706	Roofing, Modified Bitumen, Replace	20	15	5	9500	SF	\$11.07	\$105,165					\$105,165																\$105,165	
B3020	Roof	3174674	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	300	LF	\$9.96	\$2,989											\$2,989										\$2,989	
B3060	Roof	3174685	Roof Skylight, Per Unit, up to 20 SF, Replace	30	21	9	16	EA	\$1,439.10	\$23,026									\$23,026												\$23,026	
C1010	Building Interior	3174675	Interior Wall Construction, Movable Partitions, Fabric 10' Height, Replace	25	15	10	60	LF	\$83.03	\$4,982											\$4,982										\$4,982	
C1020	Building Interior	3174702	Interior Window, Fixed, 6 SF, Replace	40	21	19	100	EA	\$276.75	\$27,675																			\$27,675		\$27,675	
C1030	Building Interior	3174682	Interior Door, Steel, Standard, Replace	40	31	9	2	EA	\$664.20	\$1,328										\$1,328											\$1,328	
C1030	Building Interior	3174707	Interior Door, Steel-Framed & Glazed, Standard Swing, Replace	40	31	9	11	EA	\$1,439.10	\$15,830									\$15,830												\$15,830	
C1070	Building Interior	3174672	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	7200	SF	\$3.87	\$27,896																	\$27,896				\$27,896	
C2010	Restrooms	3174658	Wall Finishes, Ceramic Tile, Replace	40	31	9	1200	SF	\$19.93	\$23,911									\$23,911												\$23,911	
C2010	Building Interior	3174703	Wall Finishes, Wallpaper, Replace	15	10	5	9600	SF	\$2.44	\$23,380					\$23,380															\$23,380	\$46,760	
C2010	Building Interior	3174690	Wall Finishes, Any Painted Surface, Prep & Paint	10	3	7	1200	SF	\$1.66	\$1,993							\$1,993										\$1,993				\$3,985	
C2030	Restrooms	3174659	Flooring, Ceramic Tile, Replace	40	31	9	2000	SF	\$19.93	\$39,852									\$39,852												\$39,852	
C2030	Building Interior	3174705	Flooring, Vinyl Tile (VCT), Replace	15	3	12	400	SF	\$5.54	\$2,214												\$2,214									\$2,214	
C2030	Building Interior	3174662	Flooring, Carpet, Commercial Tile, Replace	10	3	7	5600	SF	\$7.20	\$40,295							\$40,295										\$40,295				\$80,590	
C2050	Restrooms	3174677	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	10	3	7	800	SF	\$2.21	\$1,771							\$1,771										\$1,771				\$3,542	
D2010	Utility Closet	3174692	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$608.85	\$609					\$609														\$609		\$1,218	
D2010	Throughout Building	3174657	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	8000	SF	\$12.18	\$97,416									\$97,416												\$97,416	
D2010	Utility Closet	3174676	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$885.60	\$886											\$886										\$886	
D2010	Restrooms	3174691	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	1	EA	\$1,217.70	\$1,218											\$1,218										\$1,218	
D2010	Building Interior	3174668	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	9	EA	\$1,328.40	\$11,956											\$11,956										\$11,956	
D2010	Restrooms	3174700	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,439.10	\$1,439															\$1,439						\$1,439	
D2010	Restrooms	3174667	Shower, Valve & Showerhead, Replace	30	15	15	1	EA	\$885.60	\$886															\$886						\$886	
D3050	Roof	3174684	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																	\$16,605				\$16,605	
D3050	Roof	3174666	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																						

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D8010	Throughout Building	3174683	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	3	12	8000	SF	\$2.77	\$22,140												\$22,140										\$22,140
E2010	Building Interior	3174686	Casework, Countertop, Plastic Laminate, Replace	15	5	10	150	LF	\$55.35	\$8,303											\$8,303											\$8,303
E2010	Building Interior	3174704	Casework, Cabinetry, Hardwood Standard, Replace	20	7	13	200	LF	\$332.10	\$66,420													\$66,420									\$66,420
G2060	Building Exterior	3174656	Signage, Property, Building-Mounted, Replace	20	10	10	1	EA	\$1,660.50	\$1,661											\$1,661											\$1,661
G4050	Building Exterior	3174664	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement, Replace	20	4	16	1	EA	\$664.20	\$664																	\$664					\$664
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$130,703	\$0	\$77,822	\$0	\$378,483	\$34,428	\$0	\$42,066	\$66,420	\$0	\$2,325	\$664	\$359,775	\$0	\$249,075	\$23,989	\$1,365,750
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$151,521	\$0	\$95,711	\$0	\$493,835	\$46,268	\$0	\$59,976	\$97,540	\$0	\$3,622	\$1,066	\$594,653	\$0	\$436,755	\$43,326	\$2,024,273

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Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B2010	Building Exterior	3174747	Exterior Walls, Stucco, Replace	50	31	19	12000	SF	\$22.14	\$265,680																				\$265,680		\$265,680
B2020	Building Exterior	3174765	Steel Storefront, Glazing & Framing, Replace	30	21	9	2000	SF	\$60.89	\$121,770										\$121,770												\$121,770
B2050	Building Exterior	3174710	Exterior Door, Steel, Standard, Replace	40	31	9	2	EA	\$664.20	\$1,328										\$1,328												\$1,328
B2050	Building Exterior	3174756	Exterior Door, Steel-Framed & Glazed, Standard Swing, Replace	30	21	9	21	EA	\$1,439.10	\$30,221										\$30,221												\$30,221
B3010	Roof	3174779	Roofing, Metal, Replace	40	31	9	2600	SF	\$14.39	\$37,417										\$37,417												\$37,417
B3010	Roof	3174738	Roofing, Modified Bitumen, Replace	20	15	5	13100	SF	\$11.07	\$145,017						\$145,017																\$145,017
B3020	Building Interior	3174764	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	31	9	20	LF	\$99.63	\$1,993										\$1,993												\$1,993
B3020	Roof	3174731	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	400	LF	\$9.96	\$3,985											\$3,985											\$3,985
B3060	Roof	3174746	Roof Skylight, Per Unit, up to 20 SF, Replace	30	21	9	21	EA	\$1,439.10	\$30,221										\$30,221												\$30,221
B3060	Roof	3174767	Roof Hatch, Metal, Replace	30	25	5	1	EA	\$1,439.10	\$1,439						\$1,439																\$1,439
C1020	Building Interior	3174751	Interior Window, Fixed, 6 SF, Replace	40	21	19	96	EA	\$276.75	\$26,568																				\$26,568		\$26,568
C1030	Building Interior	3174720	Interior Door, Steel-Framed & Glazed, Standard Swing, Replace	40	31	9	11	EA	\$1,439.10	\$15,830										\$15,830												\$15,830
C1030	Building Interior	3174726	Interior Door, Steel, Standard, Replace	40	31	9	13	EA	\$664.20	\$8,635										\$8,635												\$8,635
C1070	Building Interior	3174757	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	18	7	2500	SF	\$3.87	\$9,686								\$9,686														\$9,686
C1070	Building Interior	3174717	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	7150	SF	\$3.87	\$27,703																		\$27,703				\$27,703
C2010	Restrooms	3174718	Wall Finishes, Ceramic Tile, Replace	40	31	9	2000	SF	\$19.93	\$39,852										\$39,852												\$39,852
C2010	Building Interior	3174728	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	2000	SF	\$17.71	\$35,424																\$35,424						\$35,424
C2010	Building Interior	3174711	Wall Finishes, Wallpaper, Replace	15	10	5	12000	SF	\$2.44	\$29,225						\$29,225															\$29,225	\$58,450
C2010	Building Interior	3174739	Wall Finishes, Any Painted Surface, Prep & Paint	10	3	7	2000	SF	\$1.66	\$3,321								\$3,321										\$3,321				\$6,642
C2030	Restrooms	3174716	Flooring, Ceramic Tile, Replace	40	31	9	2750	SF	\$19.93	\$54,797										\$54,797												\$54,797
C2030	Building Interior	3174736	Flooring, Vinyl Tile (VCT), Replace	15	3	12	1650	SF	\$5.54	\$9,133												\$9,133										\$9,133
C2030	Building Interior	3174744	Flooring, Carpet, Commercial Tile, Replace	10	3	7	6600	SF	\$7.20	\$47,490								\$47,490										\$47,490				\$94,981
C2050	Restrooms	3174754	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	10	3	7	1650	SF	\$2.21	\$3,653								\$3,653										\$3,653				\$7,306
D2010	Utility Closet	3174735	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$2,103.30	\$2,103				\$2,103															\$2,103			\$4,207
D2010	Throughout Building	3174750	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	11000	SF	\$12.18	\$133,947										\$133,947												\$133,947
D2010	Building Interior	3174715	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	16	EA	\$1,328.40	\$21,254											\$21,254											\$21,254
D2010	Building Interior	3174709	Sink/Lavatory, Classroom Top, Solid Surface, Replace	30	20	10	9	EA	\$1,217.70	\$10,959											\$10,959											\$10,959
D2010	Restrooms	3174771	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	1	EA	\$1,217.70	\$1,218											\$1,218											\$1,218
D2010	Utility Closet	3174776	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	2	EA	\$885.60	\$1,771											\$1,771											\$1,771
D2010	Restrooms	3174775	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,439.10	\$1,439																\$1,439						\$1,439
D3050	Roof	3174714	Make-Up Air Unit, MAU, Replace	20	15	5	1	EA	\$38,745.00	\$38,745						\$38,745																\$38,745
D3050	Roof	3174729	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$12,177.00	\$12,177																		\$12,177				\$12,177
D3050	Roof	3174768	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																		\$9,963				\$9,963
D3050	Roof	3174762	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																		\$22,140				\$22,140
D3050	Roof	3174740	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																		\$16,605				\$16,605
D3050	Roof	3174727	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																		\$22,140				\$22,140
D3050	Roof	3174722	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																		\$22,140				\$22,140
D3050	Roof	3174724	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$6,088.50	\$6,089																		\$6,089				\$6,089
D3050	Roof	3174723	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																		\$22,140				\$22,140
D3050	Roof	3174772	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																		\$16,605				\$16,605
D3050	Roof	3174737	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																		\$9,963				\$9,963
D3050	Roof	3174777	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																		\$22,140				\$22,140
D3050	Roof	3174752	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																		\$22,140				\$22,140
D3050	Roof	3174748	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$12,177.00	\$12,177																		\$12,177				\$12,177
D3050	Roof	3174769	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$16,605.00	\$16,605																		\$16,605				\$16,605



Uniformat Code	Location Description ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	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
C2010	Building Interior	3174797	Wall Finishes, Any Painted Surface, Prep & Paint	10	3	7	6000	SF	\$1.66	\$9,963							\$9,963									\$9,963				\$19,926
C2030	Restrooms	3174806	Flooring, Ceramic Tile, Replace	40	31	9	650	SF	\$19.93	\$12,952									\$12,952											\$12,952
C2030	Building Interior	3174799	Flooring, Wood, Strip, Replace	30	10	20	2600	SF	\$16.61	\$43,173																		\$43,173		\$43,173
C2030	Building Interior	3174803	Flooring, Vinyl Tile (VCT), Replace	15	3	12	650	SF	\$5.54	\$3,598												\$3,598								\$3,598
C2030	Kitchen	3174800	Flooring, Vinyl Sheeting, Replace	15	3	12	2600	SF	\$7.75	\$20,147												\$20,147								\$20,147
C2030	Building Interior	3174860	Flooring, Vinyl Plank, Replace	15	3	12	6500	SF	\$5.54	\$35,978												\$35,978								\$35,978
C2030	Building Interior	3174863	Flooring, Carpet, Commercial Tile, Replace	10	3	7	1950	SF	\$7.20	\$14,031						\$14,031									\$14,031					\$14,031
C2050	Building Interior	3174838	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	10	3	7	2500	SF	\$2.21	\$5,535						\$5,535										\$5,535				\$5,535
D1010	Building Interior	3174808	Vertical Lift, Wheelchair, 5' Rise, Replace	25	20	5	1	EA	\$18,819.00	\$18,819					\$18,819															\$18,819
D2010	Building Exterior	3174829	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$2,103.30	\$2,103				\$2,103													\$2,103			\$2,103
D2010	Throughout Building	3174877	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	13000	SF	\$12.18	\$158,301									\$158,301											\$158,301
D2010	Building Interior	3174862	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	2	EA	\$1,217.70	\$2,435									\$2,435											\$2,435
D2010	Building Interior	3174870	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	2	EA	\$885.60	\$1,771									\$1,771											\$1,771
D2010	Restrooms	3174822	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,439.10	\$1,439														\$1,439						\$1,439
D3030	Roof	3174833	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$3,763.80	\$3,764					\$3,764														\$3,764	\$3,764
D3030	Electrical Room	3174859	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$3,763.80	\$3,764					\$3,764														\$3,764	\$3,764
D3030	Roof	3174886	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$3,874.50	\$3,875									\$3,875											\$3,875
D3050	Roof	3174845	Packaged Unit, RTU, Roof-Mounted, Replace	20	17	3	1	EA	\$16,605.00	\$16,605				\$16,605																\$16,605
D3050	Roof	3174794	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																	\$22,140			\$22,140
D3050	Roof	3174805	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$27,675.00	\$27,675																	\$27,675			\$27,675
D3050	Roof	3174872	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																	\$9,963			\$9,963
D3050	Roof	3174815	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																	\$22,140			\$22,140
D3050	Roof	3174832	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$27,675.00	\$27,675																	\$27,675			\$27,675
D3050	Roof	3174892	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$27,675.00	\$27,675																	\$27,675			\$27,675
D3050	Roof	3174812	Packaged Unit, RTU, Roof-Mounted, Replace	20	3	17	1	EA	\$27,675.00	\$27,675																	\$27,675			\$27,675
D3060	Roof	3174796	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550					\$1,550															\$1,550
D3060	Roof	3174856	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550					\$1,550															\$1,550
D3060	Roof	3174824	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550					\$1,550															\$1,550
D3060	Roof	3174895	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550					\$1,550															\$1,550
D3060	Roof	3174857	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550					\$1,550															\$1,550
D3060	Roof	3174787	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550					\$1,550															\$1,550
D3060	Roof	3174792	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,549.80	\$1,550					\$1,550															\$1,550
D3060	Kitchen	3174820	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174846	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174807	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174814	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174840	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174881	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174847	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174891	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174884	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174813	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174851	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174818	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D3060	Kitchen	3174866	Supplemental Components, Air Curtain, 3' Wide, Non-Heated, Replace	20	15	5	1	EA	\$1,660.50	\$1,661					\$1,661															\$1,661
D4010	Throughout Building	3174836	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	13000	SF	\$1.66	\$21,587									\$21,587											\$21,587
D5010	Electrical Room	3174841	Emergency Power System, Backup Inverter for LED Lighting, Replace	15	4	11	1	EA	\$6,642.00	\$6,642										\$6,642										\$6,642
D5010	Electrical Room	3174850	Emergency Power System, Backup Inverter for LED Lighting, Replace	15	4	11	1	EA	\$6,642.00	\$6,642										\$6,642										\$6,642
D5020	Electrical Room	3174835	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$17,712.00	\$17,712					\$17,712															\$17,712
D5020	Electrical Room	3174885	Switchgear, 277/480 V, Replace	40	31	9	1	EA	\$265,680.00	\$265,680									\$265,680											\$265,680
D5020	Electrical Room	3174864	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$6,642.00	\$6,642					\$6,642															\$6,642
D5030	Throughout Building	3174826	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	13000	SF	\$2.77	\$35,978									\$35,978											\$35,978
D5040	Throughout Building	3174801	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	13000	SF	\$8.86	\$115,128																\$115,128				\$115,128
D6060	Building Interior	3174790	Intercom/Public Address Component, Speaker, Replace	15	8	7	6	EA	\$498.15	\$2,989						\$2,989														\$2,989
D7010	Throughout Building	3174869	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	15	8	7	13000	SF	\$3.60	\$46,771						\$46,771														\$46,771

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
D7030	Building Exterior	3174893	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	13000	SF	\$2.21	\$28,782												\$28,782										\$28,782	
D7050	Throughout Building	3174809	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	3	17	13000	SF	\$3.32	\$43,173																		\$43,173					\$43,173
E1030	Kitchen	3174894	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$10,516.50	\$10,517								\$10,517										\$10,517					\$21,033
E1030	Kitchen	3174834	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$5,092.20	\$5,092											\$5,092												\$5,092
E1030	Kitchen	3174867	Foodservice Equipment, Exhaust Hood, Replace	15	5	10	1	EA	\$4,981.50	\$4,982											\$4,982												\$4,982
E1030	Kitchen, Serving Area	3174848	Foodservice Equipment, Food Warmer on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen	3174878	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	\$2,988.90	\$2,989											\$2,989												\$2,989
E1030	Kitchen	3174876	Foodservice Equipment, Food Chiller on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen	3174830	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen, Serving Area	3174890	Foodservice Equipment, Food Chiller on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen	3174853	Foodservice Equipment, Food Warmer, Under Counter Drawers (Set of 2), Replace	15	5	10	1	EA	\$6,309.90	\$6,310											\$6,310												\$6,310
E1030	Kitchen	3174898	Foodservice Equipment, Food Warmer, Under Counter Drawers (Set of 2), Replace	15	5	10	1	EA	\$6,309.90	\$6,310											\$6,310												\$6,310
E1030	Kitchen, Serving Area	3174837	Foodservice Equipment, Food Warmer on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen, Serving Area	3174871	Foodservice Equipment, Food Warmer on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen, Serving Area	3174843	Foodservice Equipment, Food Chiller on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen, Serving Area	3174889	Foodservice Equipment, Food Chiller on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen	3174827	Foodservice Equipment, Garbage Disposal, Replace	15	5	10	1	EA	\$4,206.60	\$4,207											\$4,207												\$4,207
E1030	Kitchen	3174874	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$5,092.20	\$5,092											\$5,092												\$5,092
E1030	Kitchen	3174825	Foodservice Equipment, Food Warmer, Under Counter Drawers (Set of 2), Replace	15	5	10	1	EA	\$6,309.90	\$6,310											\$6,310												\$6,310
E1030	Kitchen	3174854	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	\$2,988.90	\$2,989											\$2,989												\$2,989
E1030	Kitchen, Serving Area	3174865	Foodservice Equipment, Food Chiller on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen	3174795	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$5,092.20	\$5,092											\$5,092												\$5,092
E1030	Kitchen, Serving Area	3174883	Foodservice Equipment, Food Warmer on Wheels, Replace	15	5	10	1	EA	\$1,881.90	\$1,882											\$1,882												\$1,882
E1030	Kitchen	3174821	Foodservice Equipment, Walk-In, Freezer, Replace	20	7	13	1	EA	\$27,675.00	\$27,675														\$27,675									\$27,675
E1030	Kitchen	3174858	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$6,974.10	\$6,974													\$6,974										\$6,974
E1030	Kitchen	3174888	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$5,092.20	\$5,092													\$5,092										\$5,092
E2010	Building Interior	3174839	Casework, Countertop, Plastic Laminate, Replace	15	5	10	75	LF	\$55.35	\$4,151											\$4,151												\$4,151
E2010	Building Interior	3174849	Casework, Cabinetry, Hardwood Standard, Replace	20	7	13	100	LF	\$332.10	\$33,210													\$33,210										\$33,210
F1020	Building Exterior	3174842	Ancillary Shade Structure, Wood-Framed, High End, Replace	35	26	9	5000	SF	\$11.07	\$55,350										\$55,350													\$55,350
G2060	Building Exterior	3174798	Signage, Property, Building-Mounted, Replace	20	10	10	5	EA	\$1,660.50	\$8,303											\$8,303												\$8,303
G2060	Building Exterior	3174819	Dumpster Enclosure, Gates, Metal, Replace	20	10	10	3	EA	\$1,881.90	\$5,646											\$5,646												\$5,646
G4050	Building Exterior	3174873	Exterior Fixture w/ Lamp, Any Type, w/ LED Replacement, Replace	20	4	16	9	EA	\$664.20	\$5,978																		\$5,978					\$5,978
Totals, Unescalated											\$0	\$0	\$0	\$18,708	\$0	\$296,012	\$1,107	\$109,178	\$0	\$842,289	\$128,910	\$13,284	\$88,505	\$72,951	\$0	\$107,711	\$5,978	\$380,725	\$2,103	\$443,907	\$65,313	\$2,576,681	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$20,443	\$0	\$343,159	\$1,322	\$134,275	\$0	\$1,098,996	\$173,244	\$18,388	\$126,186	\$107,131	\$0	\$167,810	\$9,593	\$629,280	\$3,581	\$778,394	\$117,963	\$3,729,765	

Temecula Middle / Building 800																																
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B2010	Building Exterior	3175136	Exterior Walls, Stucco, Replace	50	31	19	7000	SF	\$22.14	\$154,980																				\$154,980		\$154,980
B2020	Building Exterior	3175130	Window, Steel, up to 15 SF, Replace	30	20	10	4	EA	\$1,217.70	\$4,871											\$4,871											\$4,871
B2020	Building Exterior	3175085	Steel Storefront, Glazing & Framing, Replace	30	21	9	1000	SF	\$60.89	\$60,885										\$60,885												\$60,885
B2050	Building Exterior	3175092	Exterior Door, Steel, Standard, Replace	40	31	9	15	EA	\$664.20	\$9,963										\$9,963												\$9,963
B2050	Building Exterior	3175125	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	21	9	4	EA	\$3,542.40	\$14,170										\$14,170												\$14,170
B3010	Roof	3175086	Roofing, Metal, Replace	40	31	9	4625	SF	\$14.39	\$66,558										\$66,558												\$66,558
B3010	Roof	3175097	Roofing, Modified Bitumen, Replace	20	15	5	5800	SF	\$11.07	\$64,206						\$64,206																\$64,206
B3020	Building Interior	3175108	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	31	9	20	LF	\$99.63	\$1,993										\$1,993												\$1,993
B3020	Roof	3175141	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	250	LF	\$9.96	\$2,491											\$2,491											\$2,491
B3060	Roof	3175098	Roof Skylight, Per Unit, up to 20 SF, Replace	30	21	9	8	EA	\$1,439.10	\$11,513										\$11,513												\$11,513
B3060	Roof	3175133	Roof Hatch, Metal, Replace	30	25	5	1	EA	\$1,439.10	\$1,439						\$1,439																\$1,439
C1020	Locker Rooms	3175118	Interior Window, Fixed, 6 SF, Replace	40	21	19	12	EA	\$276.75	\$3,321																				\$3,321		\$3,321
C1030	Building Interior	3175099	Interior Door, Steel, Standard, Replace	40	31	9	10	EA	\$664.20	\$6,642										\$6,642												\$6,642
C1070	Building Interior	3175080	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	1175	SF	\$3.87	\$4,553																	\$4,553					\$4,553
C1090	Restrooms	3175120	Toilet Partitions, Plastic/Laminate, Replace	20	7	13	23	EA	\$830.25	\$19,096													\$19,096									\$19,096
C1090	Locker Rooms	3175116	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	300	EA	\$553.50	\$166,050										\$166,050												\$166,050
C2010	Restrooms	3175081	Wall Finishes, Ceramic Tile, Replace	40	31	9	2000	SF	\$19.93	\$39,852										\$39,852												\$39,852
C2010	Locker Rooms	3175117	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	3500	SF	\$17.71	\$61,992															\$61,992							\$61,992









Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost *	Subtotal2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
C2010	Building Interior	3175328	Wall Finishes, Wallpaper, Replace	15	5	10	3000	SF	\$2.44	\$7,306									\$7,306											\$7,306	
C2030	Building Interior	3175329	Flooring, Carpet, Commercial Tile, Replace	10	3	7	2880	SF	\$7.20	\$20,723						\$20,723										\$20,723				\$41,446	
D3050	Roof	3175339	Packaged Unit, RTU, Roof-Mounted, Replace	20	15	5	1	EA	\$8,302.50	\$8,303					\$8,303															\$8,303	
D3050	Roof	3175337	Packaged Unit, RTU, Roof-Mounted, Replace	20	15	5	1	EA	\$8,302.50	\$8,303					\$8,303															\$8,303	
D3050	Roof	3175336	Packaged Unit, RTU, Roof-Mounted, Replace	20	15	5	1	EA	\$8,302.50	\$8,303					\$8,303															\$8,303	
D5030	Throughout Building	3175333	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	2880	SF	\$2.77	\$7,970																		\$7,970		\$7,970	
D5040	Throughout Building	3175335	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	2880	SF	\$8.86	\$25,505																\$25,505				\$25,505	
D6060	Building Interior	3175332	Intercom/Public Address Component, Speaker, Replace	15	5	10	3	EA	\$498.15	\$1,494									\$1,494											\$1,494	
D7010	Throughout Building	3175326	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	15	5	10	2880	SF	\$3.60	\$10,362									\$10,362											\$10,362	
D7050	Building Interior	3175327	Fire Alarm Panel, Multiplex, Replace	15	3	12	1	EA	\$4,428.00	\$4,428											\$4,428									\$4,428	
D7050	Throughout Building	3175338	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	20	3	17	2880	SF	\$1.66	\$4,782																\$4,782				\$4,782	
D8010	Throughout Building	3175334	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	10	5	2500	SF	\$2.77	\$6,919					\$6,919														\$6,919	\$13,838	
Totals, Unescalated										\$0	\$0	\$0	\$0	\$0	\$97,693	\$0	\$20,723	\$0	\$11,159	\$31,538	\$0	\$4,428	\$0	\$0	\$0	\$0	\$51,011	\$0	\$0	\$16,882	\$233,433
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$0	\$113,253	\$0	\$25,487	\$0	\$14,559	\$42,385	\$0	\$6,313	\$0	\$0	\$0	\$0	\$84,313	\$0	\$0	\$30,490	\$316,800

Temecula Middle / Site																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate		
D2010	Site	3175450	Mailbox, Steel, Replace	30	15	15	1	EA	\$2,214.00	\$2,214															\$2,214						\$2,214		
D2010	Site	3175425	Pump Station, Duplex Mounted, Replace	25	15	10	1	EA	\$21,475.80	\$21,476										\$21,476											\$21,476		
D2010	Site	3175446	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$11,623.50	\$11,624					\$11,624																\$11,624		
D2010	Site	3175428	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	8	7	1	EA	\$3,985.20	\$3,985							\$3,985														\$3,985		
D4010	Site	3175440	Backflow Preventer, Fire Suppression, Replace	30	10	20	1	EA	\$15,940.80	\$15,941																			\$15,941		\$15,941		
D5020	Site	3175449	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$27,675.00	\$27,675					\$27,675																\$27,675		
D5020	Site	3175434	Switchboard, 277/480 V, Replace	40	31	9	1	EA	\$83,025.00	\$83,025									\$83,025												\$83,025		
D5020	Site	3175437	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$6,642.00	\$6,642									\$6,642												\$6,642		
F1020	Site	3175429	Ancillary Building, Wood-Framed, High End, Replace	35	26	9	240	SF	\$44.28	\$10,627									\$10,627												\$10,627		
F1020	Site	3175448	Ancillary Building, Wood-Framed, High End, Replace	35	26	9	240	SF	\$44.28	\$10,627									\$10,627												\$10,627		
G2020	Site	3175423	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	50000	SF	\$0.50	\$24,908				\$24,908					\$24,908					\$24,908					\$24,908		\$24,908		
G2020	Site	3175430	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	50000	SF	\$3.87	\$193,725															\$193,725						\$193,725		
G2050	Site	3175432	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	63000	SF	\$0.50	\$31,383				\$31,383					\$31,383					\$31,383					\$31,383		\$125,534		
G2050	Site	3175445	Stadium Lighting, Amateur/Primary Schoo Grade, Replace	15	10	5	15	LS	\$3,321.00	\$49,815					\$49,815														\$49,815		\$49,815		
G2050	Site	3175439	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	14	EA	\$10,516.50	\$147,231					\$147,231																\$147,231		
G2050	Site	3175427	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	20	5	1	EA	\$3,321.00	\$3,321					\$3,321																\$3,321		
G2050	Site	3175436	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	2	EA	\$5,535.00	\$11,070					\$11,070																\$11,070		
G2050	Site	3175422	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	15	10	60	EA	\$132.84	\$7,970										\$7,970											\$7,970		
G2050	Site	3175424	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	63000	SF	\$3.87	\$244,094															\$244,094						\$244,094		
G2050	Site	3175433	Playfield Surfaces, Sand, 1" Depth, Replace	20	15	5	70000	SF	\$0.89	\$61,992					\$61,992																\$61,992		
G2060	Site	3175442	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	3	EA	\$885.60	\$2,657					\$2,657																\$2,657		
G2060	Site	3175441	Fences & Gates, Fence, Chain Link 8', Replace	40	25	15	1500	LF	\$27.68	\$41,513															\$41,513						\$41,513		
G2060	Site	3175435	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	1500	LF	\$23.25	\$34,871															\$34,871						\$34,871		
G2060	Site	3175431	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace	20	15	5	6	EA	\$553.50	\$3,321					\$3,321																\$3,321		
G2060	Site	3175452	Flagpole, Metal, Replace	30	25	5	2	EA	\$2,767.50	\$5,535					\$5,535																\$5,535		
G2060	Site	3175444	Signage, Property, Monument, Replace	20	4	16	1	EA	\$3,321.00	\$3,321																\$3,321					\$3,321		
G2080	Site	3175447	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	410000	SF	\$1.11	\$453,870										\$453,870											\$453,870		
G4050	Site	3175438	Pole Light Fixture w/ Lamps, Any Type 20' High, w/ LED Replacement, Replace	20	4	16	10	EA	\$4,428.00	\$44,280																\$44,280					\$44,280		
G4050	Site	3175426	Pole Light Fixture w/ Lamps, Any Type 30' High, w/ LED Replacement, Replace	20	4	16	8	EA	\$7,749.00	\$61,992																\$61,992					\$61,992		
Totals, Unescalated										\$0	\$0	\$0	\$0	\$56,291	\$324,240	\$0	\$3,985	\$0	\$167,212	\$483,316	\$0	\$0	\$0	\$56,291	\$516,416	\$109,593	\$0	\$0	\$56,291	\$65,756	\$1,839,391		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$63,356	\$375,883	\$0	\$4,901	\$0	\$218,174	\$649,537	\$0	\$0	\$0	\$85,145	\$804,559	\$175,865	\$0	\$0	\$98,707	\$118,762	\$2,594,888		

## Appendix G:

### Equipment Inventory List

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D10 Conveying														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3174808	D1010	Vertical Lift	Wheelchair, 5' Rise		Replace	Temecula Middle / Building 600	Building Interior	The National Wheel-O-Vator Co., Inc	BC-42	14951	1990	50005750	\$17,000 2026
2	3174882	D1010	Vertical Lift	Wheelchair, 5' Rise		Replace	Temecula Middle / Building 600	Building Interior	Garaventa Genesis	No tag/plate found	171977		50005751	\$17,000 2042
3	3175107	D1010	Vertical Lift	Wheelchair, 5' Rise		Replace	Temecula Middle / Building 800	Locker Rooms	The National Wheel-O-Vator Co., Inc.	BC-42	14950	1990	50003759	\$17,000 2026
4	3175087	D1010	Vertical Lift	Wheelchair, 5' Rise		Replace	Temecula Middle / Building 800	Locker Rooms	The National Wheel-O-Vator Co., Inc.	BC-42	14949	1990	50003755	\$17,000 2026
D20 Plumbing														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3175450	D2010	Mailbox	Steel		Replace	Temecula Middle / Site	Site						\$2,000 2036
2	3175425	D2010	Pump Station	Duplex Mounted	5 HP	Replace	Temecula Middle / Site	Site	TIGERFLOW	No tag/plate found	No tag/plate found		50003748	\$19,400 2031
3	3174587	D2010	Water Heater	Electric, Instant Hot		Replace	Temecula Middle / Building 300	Utility Closet	Eemax	EX 100	No tag/plate found	2012	50005756	\$500 2028
4	3174479	D2010	Water Heater	Electric, Residential	10 GAL	Replace	Temecula Middle / Building 100 - Admin	Utility Closet	A. O. Smith	DEL 10 102	Inaccessible	1999	50005755	\$550 2026
5	3175407	D2010	Water Heater	Electric, Residential	30 GAL	Replace	Temecula Middle / 12 Plex 920-931	Utility Closet	Bradford White	LD30R33C090	JA16119891-09	2012	50003750	\$900 2028
6	3174692	D2010	Water Heater	Electric, Residential	10 GAL	Replace	Temecula Middle / Building 400	Utility Closet	A. O. Smith	DEL 10 102	MC99-0821072-102	1999	50005757	\$550 2026
7	3174735	D2010	Water Heater	Gas, Residential	96 GAL	Replace	Temecula Middle / Building 500	Utility Closet	A. O. Smith	BTC 200 840	ME91-0196683-840	1990	50005753	\$1,900 2024
8	3174829	D2010	Water Heater	Gas, Residential	96 GAL	Replace	Temecula Middle / Building 600	Building Exterior	A. O. Smith	BTC 200 840	ME91-0196685-840	1990	50003760	\$1,900 2024
9	3175093	D2010	Water Heater	Gas, Residential	94 GAL	Replace	Temecula Middle / Building 800	Water Heater Room	A. O. Smith	BTN 200 108 118	0807M000855	2008	50003753	\$1,900 2026
10	3175446	D2010	Backflow Preventer	Domestic Water	6 IN	Replace	Temecula Middle / Site	Site	Illegible	Illegible	Illegible			\$10,500 2026
D30 HVAC														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3174833	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Replace	Temecula Middle / Building 600	Roof	Illegible	Illegible	Illegible		50005724	\$3,400 2026
2	3174859	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Replace	Temecula Middle / Building 600	Electrical Room	Payne	PF1MNC019	3207A73400	2007	50005732	\$3,400 2026
3	3174886	D3030	Split System Ductless	Single Zone	1 TON	Replace	Temecula Middle / Building 600	Roof	Thermal Zone	9H45Y0MI	No tag/plate found		50005743	\$3,500 2031
4	3175354	D3030	Split System Ductless	Single Zone	3 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Toshiba Carrier	Inaccessible	711C0027		50003848	\$6,100 2031
5	3174714	D3050	Make-Up Air Unit [MAU-3]	MAU	6000 CFM	Replace	Temecula Middle / Building 500	Roof	Reznor	No tag/plate found	No tag/plate found		50005773	\$35,000 2026
6	3174748	D3050	Packaged Unit [AC-500-E]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89106	2018	50005782	\$11,000 2038
7	3174768	D3050	Packaged Unit [AC-512-N]	RTU, Roof-Mounted	4 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCLA04A2A6A0A3A0	2318C89063	2018	50005758	\$9,000 2038
8	3175113	D3050	Packaged Unit [MAU-1 RM 802]	RTU, Roof-Mounted	7 TON	Replace	Temecula Middle / Building 800	Roof	Carrier	48HJD007---641	3001G22492	2001	50003827	\$15,000 2026
9	3175183	D3050	Packaged Unit	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 901-905	Roof	Rheem	RPNC-036C-000	Illegible		50003800	\$7,500 2026
10	3175184	D3050	Packaged Unit	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 901-905	Roof	Rheem	RPNC-036C-000	Illegible		50003805	\$7,500 2026

11	3175311	D3050	Packaged Unit	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 913-916	Roof	Illegible	Illegible	Illegible	50003814	\$7,500	2026	
12	3174872	D3050	Packaged Unit	RTU, Roof-Mounted	4 TON	Replace	Temecula Middle / Building 600	Roof	Carrier	48HCLA04A2A6A0A3A0	2318C89064	2018	50005726	\$9,000	2038
13	3175372	D3050	Packaged Unit	RTU, Roof-Mounted	7 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD007---531--	0201G24533	2001	50005725	\$15,000	2026
14	3175358	D3050	Packaged Unit	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD007---531--	0201G24531	2001	50003843	\$15,000	2026
15	3174845	D3050	Packaged Unit	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 600	Roof	Carrier	48HJD006-631-	2196G20292	1996	50005727	\$15,000	2024
16	3174516	D3050	Packaged Unit [SCE- AC-200-E]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 200	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89111	2018	50005805	\$11,000	2038
17	3174557	D3050	Packaged Unit [SCE- AC-200-N]	RTU, Roof-Mounted	7 TON	Replace	Temecula Middle / Building 200	Roof	Carrier	48HCDD07A2A6A0A3G0	2318P96572	2018	50005798	\$15,000	2038
18	3174579	D3050	Packaged Unit [SCE- AC-200-W]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 200	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89104	2018	50005784	\$11,000	2038
19	3174593	D3050	Packaged Unit [SCE- AC-300]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA05A2A6A00	2418C89109	2018	50005807	\$11,000	2038
20	3174631	D3050	Packaged Unit [SCE- AC-300-E]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89110	2018	50005801	\$11,000	2038
21	3174591	D3050	Packaged Unit [SCE- AC-301]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89193	2018	50005812	\$15,000	2038
22	3174595	D3050	Packaged Unit [SCE- AC-302]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89142	2018	50005811	\$15,000	2038
23	3174618	D3050	Packaged Unit [SCE- AC-303]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89136	2018	50005810	\$15,000	2038
24	3174602	D3050	Packaged Unit [SCE- AC-304]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89188	2018	50005803	\$15,000	2038
25	3174598	D3050	Packaged Unit [SCE- AC-305]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89187	2018	50005802	\$15,000	2038
26	3174590	D3050	Packaged Unit [SCE- AC-306]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89141	2018	50005800	\$15,000	2038
27	3174600	D3050	Packaged Unit [SCE- AC-307]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89143	2018	50005799	\$15,000	2038
28	3174586	D3050	Packaged Unit [SCE- AC-308]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89183	2018	50005809	\$15,000	2038
29	3174620	D3050	Packaged Unit [SCE- AC-309]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89191	2018	50005808	\$15,000	2038
30	3174632	D3050	Packaged Unit [SCE- AC-310]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 300	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89185	2018	50005806	\$15,000	2038
31	3174693	D3050	Packaged Unit [SCE- AC-400-N]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89105	2018	50005792	\$11,000	2038
32	3174687	D3050	Packaged Unit [SCE- AC-400-S]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89112	2018	50005787	\$11,000	2038
33	3174666	D3050	Packaged Unit [SCE- AC-401]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89184	2018	50005797	\$15,000	2038
34	3174663	D3050	Packaged Unit [SCE- AC-402]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89192	2018	50005796	\$15,000	2038
35	3174670	D3050	Packaged Unit [SCE- AC-403]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89195	2018	50005795	\$15,000	2038
36	3174697	D3050	Packaged Unit [SCE- AC-404]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89186	2018	50005794	\$15,000	2038
37	3174681	D3050	Packaged Unit [SCE- AC-405]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A00	18C89189	2018	50005793	\$15,000	2038
38	3174684	D3050	Packaged Unit [SCE- AC-406]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89139	2018	50005791	\$15,000	2038
39	3174679	D3050	Packaged Unit [SCE- AC-407]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89194	2018	50005790	\$15,000	2038
40	3174665	D3050	Packaged Unit [SCE- AC-408]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89196	2018	50005789	\$15,000	2038
41	3174660	D3050	Packaged Unit [SCE- AC-409]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89137	2018	50005788	\$15,000	2038

42	3174695	D3050	Packaged Unit [SCE-AC-410]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 400	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89197	2018	50005786	\$15,000	2038
43	3174724	D3050	Packaged Unit [SCE-AC-500-C]	RTU, Roof-Mounted	2 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48VLNC2404030TP	0218C19749	2018	50005778	\$5,500	2038
44	3174729	D3050	Packaged Unit [SCE-AC-500-W]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89108	2018	50005776	\$11,000	2038
45	3174772	D3050	Packaged Unit [SCE-AC-501]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89190	2018	50005783	\$15,000	2038
46	3174769	D3050	Packaged Unit [SCE-AC-502]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89182	2018	50005781	\$15,000	2038
47	3174727	D3050	Packaged Unit [SCE-AC-503]	RTU, Roof-Mounted	8 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCDD08A2A6A0A3G0	2018P95469	2018	50005779	\$20,000	2038
48	3174723	D3050	Packaged Unit [SCE-AC-504]	RTU, Roof-Mounted	9 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCDD09A2A6A0A3G0	2318P96606	2018	50005777	\$20,000	2038
49	3174722	D3050	Packaged Unit [SCE-AC-505]	RTU, Roof-Mounted	8 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCDD08A2A6A0A3G0	2018P95468	2018	50005775	\$20,000	2038
50	3174777	D3050	Packaged Unit [SCE-AC-508]	RTU, Roof-Mounted	9 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCDD09A2A6A0A3G0	2318P96608	2018	50005768	\$20,000	2038
51	3174752	D3050	Packaged Unit [SCE-AC-509]	RTU, Roof-Mounted	9 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCDD09A2A6A0A3G0	2318P96610	2018	50005766	\$20,000	2038
52	3174762	D3050	Packaged Unit [SCE-AC-510]	RTU, Roof-Mounted	9 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCDD09A2A6A0A3G0	2318P96611	2018	50005762	\$20,000	2038
53	3174740	D3050	Packaged Unit [SCE-AC-511]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89138	2018	50005760	\$15,000	2038
54	3174737	D3050	Packaged Unit [SCE-AC-512-S]	RTU, Roof-Mounted	4 TON	Replace	Temecula Middle / Building 500	Roof	Carrier	48HCLA04A2A6A0A3A0	2318C89062	2018	50005759	\$9,000	2038
55	3174469	D3050	Packaged Unit [SCE-AC-ADMIN-E]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 100 - Admin	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89103	2018	50005833	\$11,000	2038
56	3174495	D3050	Packaged Unit [SCE-AC-ADMIN-W]	RTU, Roof-Mounted	7 TON	Replace	Temecula Middle / Building 100 - Admin	Roof	Carrier	48HCDD07A2A6A0A3G0	2318P96573	2018	50005832	\$15,000	2038
57	3175126	D3050	Packaged Unit [SCE-AC-COACHS AC-10]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 800	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89113	2018	50003823	\$11,000	2038
58	3174478	D3050	Packaged Unit [SCE-AC-LOBBY]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 100 - Admin	Roof	Carrier	48HCLA06A2A6A0A3A0	2418C89140	2018	50005834	\$15,000	2038
59	3174505	D3050	Packaged Unit [SCE-AC-LOUNGE]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / Building 100 - Admin	Roof	Carrier	48HCDD07A2A6A0A3G0	2318P96571	2018	50005836	\$15,000	2038
60	3174572	D3050	Packaged Unit [SCE-AC-MEDIA-N]	RTU, Roof-Mounted	7 TON	Replace	Temecula Middle / Building 200	Roof	Carrier	48HCDD07A2A6A0A3G0	2318P96570	2018	50005816	\$15,000	2038
61	3174517	D3050	Packaged Unit [SCE-AC-MEDIA-OFF]	RTU, Roof-Mounted	5 TON	Replace	Temecula Middle / Building 200	Roof	Carrier	48HCLA05A2A6A0A3A0	2418C89107	2018	50005813	\$11,000	2038
62	3174550	D3050	Packaged Unit [SCE-AC-MEDIA-S]	RTU, Roof-Mounted	9 TON	Replace	Temecula Middle / Building 200	Roof	Carrier	48HCDD09A2A6A0A3G0	2318P96607	2018	50005820	\$20,000	2038
63	3174805	D3050	Packaged Unit [SCE-AC-MRP-E]	RTU, Roof-Mounted	12 TON	Replace	Temecula Middle / Building 600	Roof	Carrier	48HCDD12A2A6A0A3G0	2518P97360	2018	50005737	\$25,000	2038
64	3174832	D3050	Packaged Unit [SCE-AC-MRP-N]	RTU, Roof-Mounted	12 TON	Replace	Temecula Middle / Building 600	Roof	Carrier	48HCDD12A2A6A0A3G0	2518P97361	2018	50005736	\$25,000	2038
65	3174892	D3050	Packaged Unit [SCE-AC-MRP-S]	RTU, Roof-Mounted	12 TON	Replace	Temecula Middle / Building 600	Roof	Carrier	48HCDD12A2A6A0A3G0	2518P97362	2018	50005739	\$25,000	2038
66	3174812	D3050	Packaged Unit [SCE-AC-MRP-W]	RTU, Roof-Mounted	12 TON	Replace	Temecula Middle / Building 600	Roof	Carrier	48HCDD12A2A6A0A3G0	2518P97363	2018	50005741	\$25,000	2038
67	3174815	D3050	Packaged Unit [SCE-AC-MUSIC]	RTU, Roof-Mounted	8 TON	Replace	Temecula Middle / Building 600	Roof	Carrier	48HCDD08A2A6A0A3G0	50005735	2018	50005735	\$20,000	2038
68	3174794	D3050	Packaged Unit [SCE-AC-STAGE]	RTU, Roof-Mounted	9 TON	Replace	Temecula Middle / Building 600	Roof	Carrier	8HCDD09A2A6A0A3G0	2318P96609	2018	50005738	\$20,000	2038
69	3174465	D3050	Packaged Unit [SCE-AC-WORK]	RTU, Roof-Mounted	7 TON	Replace	Temecula Middle / Building 100 - Admin	Roof	Carrier	48HCDD07A2A6A0A3G0	0218C20249	2018	50005835	\$15,000	2038

70	3175138	D3050	Packaged Unit [SCE-MAU-1 RM 801]	RTU, Roof-Mounted	7 TON	Replace	Temecula Middle / Building 800	Roof	Carrier	48HJD007---641--	3001G22483	2001	50003820	\$15,000	2026
71	3174648	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 700	Roof	Rheem	RPND-036C-000	Illegible		50003804	\$7,500	2026
72	3175368	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	2001G23491	2001	50003845	\$15,000	2026
73	3175339	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 917-919	Roof	Illegible	Illegible	Illegible		50003810	\$7,500	2026
74	3175191	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 901-905	Roof	Rheem	RPNC-036C-000	Illegible		50003802	\$7,500	2026
75	3175383	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	1601G23532	2001	50003844	\$15,000	2026
76	3175364	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	1601G23533	2001	50005723	\$15,000	2026
77	3175402	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531	1401G24450	2001	50005721	\$15,000	2026
78	3174642	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 700	Roof	Rheem	RPND-036C-000	Illegible		50003807	\$7,500	2026
79	3175399	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	2001G23494	2001	50003846	\$15,000	2026
80	3175337	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 917-919	Roof	Illegible	Illegible	Illegible		50003809	\$7,500	2026
81	3175185	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 901-905	Roof	Rheem	RPNC-036C-000	Illegible		50003801	\$7,500	2026
82	3174646	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 700	Roof	Rheem	RPND-036C-000	Illegible		50003806	\$7,500	2026
83	3175411	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	2001G23496	2001	50005724	\$15,000	2026
84	3175345	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	1401G24456	2001	50003842	\$15,000	2026
85	3175414	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	1901G22199	2001	50003849	\$15,000	2026
86	3175312	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 913-916	Roof	Illegible	Illegible	Illegible		50003813	\$7,500	2026
87	3175336	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 917-919	Roof	Illegible	Illegible	Illegible		50003808	\$7,500	2026
88	3175398	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	1401G24457.	2001	50003850	\$15,000	2026
89	3175306	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 913-916	Roof	Illegible	Illegible	Illegible		50003812	\$7,500	2026
90	3175367	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	1901G22206	2001	50003847	\$15,000	2026
91	3175359	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531--	1401G24455	2001	50003841	\$15,000	2026
92	3175315	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 913-916	Roof	Illegible	Illegible	Illegible		50003811	\$7,500	2026
93	3174636	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 700	Roof	Rheem	RPND-036C-000	Illegible		50003803	\$7,500	2026
94	3175404	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	6 TON	Replace	Temecula Middle / 12 Plex 920-931	Roof	Carrier	48HJD006---531	1401G24452	2001	50005722	\$15,000	2026
95	3175200	D3050	Packaged Unit [SCE-No tag/plate found]	RTU, Roof-Mounted	3 TON	Replace	Temecula Middle / Relos 901-905	Roof	Rheem	RPNC-036C-000	Illegible		50003799	\$7,500	2026
96	3174537	D3050	Packaged Unit [SERVER ROOM]	RTU, Roof-Mounted	2 TON	Replace	Temecula Middle / Building 200	Roof	Carrier	48VLNC2404030TP	0218C19746	2018	50005819	\$5,500	2038
97	3174856	D3060	Exhaust Fan [EF-1 RM 603D.E.F]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 600	Roof	No tag/plate found	No tag/plate found	No tag/plate found**	1990	50005734	\$1,400	2026
98	3174857	D3060	Exhaust Fan [EF-1 RM 604.605]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 600	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005744	\$1,400	2026
99	3175103	D3060	Exhaust Fan [EF-10 RM 801C.806.807]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003819	\$1,400	2026
100	3175142	D3060	Exhaust Fan [EF-10 RM 804.802C.805]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003832	\$1,400	2026

101	3174796	D3060	<b>Exhaust Fan</b> [EF-11 RM 606E.F]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 600	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005729	\$1,400	2026
102	3175111	D3060	<b>Exhaust Fan</b> [EF-11 RM 810]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003826	\$1,400	2026
103	3174895	D3060	<b>Exhaust Fan</b> [EF-12 RM 606]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 600	Roof	Carnes	Illegible	Illegible	1990	50005728	\$1,400	2026
104	3174792	D3060	<b>Exhaust Fan</b> [EF-13 RM 609.600G]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 600	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005731	\$1,400	2026
105	3174824	D3060	<b>Exhaust Fan</b> [EF-14 RM 601C]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 600	Roof	No tag/plate found	No tag/plate found	No tag/plate found*	1990	50005733	\$1,400	2026
106	3175131	D3060	<b>Exhaust Fan</b> [EF-14 RM 801D]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003824	\$1,400	2026
107	3175096	D3060	<b>Exhaust Fan</b> [EF-14 RM 807D]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003825	\$1,400	2026
108	3174770	D3060	<b>Exhaust Fan</b> [EF-16 RM 503]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005780	\$1,400	2026
109	3174741	D3060	<b>Exhaust Fan</b> [EF-16 RM 510]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005761	\$1,400	2026
110	3174538	D3060	<b>Exhaust Fan</b> [EF-17 RM 311]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 200	Roof	No tag/plate found	No tag/plate found	No tag/plate found****	1990	50005814	\$1,400	2026
111	3174521	D3060	<b>Exhaust Fan</b> [EF-17 RM 411]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 200	Roof	No tag/plate found	No tag/plate found	No tag/plate found***	1990	50005815	\$1,400	2026
112	3174523	D3060	<b>Exhaust Fan</b> [EF-17 RM 513]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 200	Roof	No tag/plate found	No tag/plate found	No tag/plate found**	1990	50005817	\$1,400	2026
113	3174755	D3060	<b>Exhaust Fan</b> [EF-18 RM 505D]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005771	\$2,400	2026
114	3174712	D3060	<b>Exhaust Fan</b> [EF-19 RM 505D]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005770	\$1,400	2026
115	3174787	D3060	<b>Exhaust Fan</b> [EF-2 RM 600H]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 600	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005740	\$1,400	2026
116	3175168	D3060	<b>Exhaust Fan</b> [EF-2 RM 701]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 900	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1991	50003816	\$1,400	2026
117	3174582	D3060	<b>Exhaust Fan</b> [EF-3 RM 200B.C]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 300	Roof	No tag/plate found	No tag/plate found	No tag/plate found**	1990	50005804	\$1,400	2026
118	3174688	D3060	<b>Exhaust Fan</b> [EF-3 RM 400B.C]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 400	Roof	No tag/plate found	No tag/plate found	No tag/plate found**	1990	50005785	\$1,400	2026
119	3174743	D3060	<b>Exhaust Fan</b> [EF-3 RM 500B.C]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005769	\$1,400	2026
120	3174780	D3060	<b>Exhaust Fan</b> [EF-3 RM 500B.C]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found*	1990	50005764	\$1,400	2026
121	3174733	D3060	<b>Exhaust Fan</b> [EF-3 RM 507]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005772	\$1,400	2026
122	3174719	D3060	<b>Exhaust Fan</b> [EF-3 RM 509D]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005765	\$1,400	2026
123	3174568	D3060	<b>Exhaust Fan</b> [EF-5 RM 206.207]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 200	Roof	No tag/plate found	No tag/plate found	No tag/plate found*	1990	50005818	\$1,400	2026
124	3174463	D3060	<b>Exhaust Fan</b> [EF-6 RM 101]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 100 - Admin	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005829	\$1,400	2026
125	3174492	D3060	<b>Exhaust Fan</b> [EF-6 RM 109B]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 100 - Admin	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005830	\$1,400	2026
126	3174749	D3060	<b>Exhaust Fan</b> [EF-6 RM 505H]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005774	\$1,400	2026
127	3174480	D3060	<b>Exhaust Fan</b> [EF-7 RM 110D.F]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 100 - Admin	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005831	\$1,400	2026
128	3175083	D3060	<b>Exhaust Fan</b> [EF-7 RM 803]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003828	\$1,400	2026
129	3175109	D3060	<b>Exhaust Fan</b> [EF-7 RM 808]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003821	\$1,400	2026



130	3175137	D3060	Exhaust Fan [EF-7 RM 808]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003817	\$1,400	2026
131	3174742	D3060	Exhaust Fan [EF-8 RM 508E]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005767	\$1,400	2026
132	3175088	D3060	Exhaust Fan [EF-8 RM 809B.811B]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003822	\$1,400	2026
133	3175082	D3060	Exhaust Fan [EF-9 RM 801A]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003818	\$1,400	2026
134	3175084	D3060	Exhaust Fan [EF-9 RM 802B]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 800	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50003831	\$1,400	2026
135	3175400	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / 12 Plex 920-931	Roof	Loren Cook Company	135 HLCB	No tag/plate found	2001	50003837	\$1,400	2031
136	3175381	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / 12 Plex 920-931	Roof	Loren Cook Company	135 HLCB	No tag/plate found	2001	50003839	\$1,400	2031
137	3175348	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / 12 Plex 920-931	Roof	Loren Cook Company	100 HCLB	No tag/plate found	2001	50003833	\$1,400	2031
138	3175397	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / 12 Plex 920-931	Roof	Loren Cook Company	135 HLCB	No tag/plate found	2001	50003838	\$1,400	2031
139	3175401	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / 12 Plex 920-931	Roof	Loren Cook Company	70HLC15DL	No tag/plate found	2001	50003835	\$1,400	2031
140	3175157	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 900	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1991	50003815	\$1,400	2026
141	3175390	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / 12 Plex 920-931	Roof	Loren Cook Company	135 HLCB	No tag/plate found	2001	50003840	\$1,400	2031
142	3175362	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / 12 Plex 920-931	Roof	Loren Cook Company	100 CLB	No tag/plate found	2001	50003829	\$1,400	2031
143	3175392	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / 12 Plex 920-931	Roof	Loren Cook Company	120 CA4S	No tag/plate found	2001	50003836	\$1,400	2031
144	3175382	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / 12 Plex 920-931	Roof	Loren Cook Company	70HLC15DL	No tag/plate found	2001	50003834	\$1,400	2031
145	3174773	D3060	Exhaust Fan [SF-1 RM 500D]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Replace	Temecula Middle / Building 500	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1990	50005763	\$1,400	2026
146	3174820	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003765	\$1,500	2026
147	3174846	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9108PE36CH-LP	1990	50003798	\$1,500	2026
148	3174807	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003763	\$1,500	2026
149	3174814	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003776	\$1,500	2026
150	3174840	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003770	\$1,500	2026
151	3174881	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003769	\$1,500	2026
152	3174847	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003764	\$1,500	2026
153	3174891	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003771	\$1,500	2026
154	3174884	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003762	\$1,500	2026
155	3174813	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9108PE36CH-LP	1990	50003795	\$1,500	2026
156	3174851	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003761	\$1,500	2026
157	3174818	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003768	\$1,500	2026
158	3174866	D3060	Supplemental Components	Air Curtain, 3' Wide, Non-Heated		Replace	Temecula Middle / Building 600	Kitchen	Mars Air Systems	36CH	9105PE36CH-L	1990	50003767	\$1,500	2026

D40 Fire Protection															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	

1	3175440	D4010	Backflow Preventer	Fire Suppression	10 IN	Replace	Temecula Middle / Site		No tag/plate found	No tag/plate found	No tag/plate found		\$14,400	2041
D50 Electrical														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3174841	D5010	Emergency Power System	Backup Inverter for LED Lighting		Replace	Temecula Middle / Building 600	Electrical Room	Crucial Power Products	Waverider	No tag/plate found	2017	50005747	\$6,000 2032
2	3174527	D5010	Emergency Power System	Backup Inverter for LED Lighting		Replace	Temecula Middle / Building 200	Electrical Room	Crucial Power Products	Waverider	No tag/plate found	2017	50005822	\$6,000 2032
3	3174850	D5010	Emergency Power System	Backup Inverter for LED Lighting		Replace	Temecula Middle / Building 600	Electrical Room	Crucial Power Products	Waverider	No tag/plate found	2017	50005746	\$6,000 2032
4	3174567	D5010	Emergency Power System	Backup Inverter for LED Lighting		Replace	Temecula Middle / Building 200	Electrical Room	Crucial Power Products	Waverider	No tag/plate found	2017	50005821	\$6,000 2032
5	3174535	D5010	Emergency Power System	Backup Inverter for LED Lighting		Replace	Temecula Middle / Building 200	Electrical Room	Crucial Power Products	Waverider	No tag/plate found	2017	50005823	\$6,000 2032
6	3174518	D5010	Emergency Power System	Backup Inverter for LED Lighting		Replace	Temecula Middle / Building 200	Electrical Room	Crucial Power Products	Waverider	No tag/plate found	2017	50005824	\$6,000 2032
7	3174835	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Replace	Temecula Middle / Building 600	Electrical Room	General Electric			1990	50005745	\$16,000 2026
8	3175091	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Replace	Temecula Middle / Building 800	Electrical Room	General Electric	9T23B3872	No tag/plate found	1990	50003754	\$6,700 2026
9	3175449	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Replace	Temecula Middle / Site	Site	Cutler-Hammer	Illegible	Illegible	1990	50003744	\$25,000 2026
10	3175374	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Replace	Temecula Middle / 12 Plex 920-931	Electrical Closet	EagleRise	HE3150AB	17014024	2001	50003756	\$20,000 2031
11	3174544	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Replace	Temecula Middle / Building 200	Electrical Room	General Electric	No tag/plate found	No tag/plate found	1990	50005827	\$25,000 2026
12	3175434	D5020	Switchboard [DP-2]	277/480 V	225 AMP	Replace	Temecula Middle / Site	Site	Cutler-Hammer	Inaccessible	Inaccessible	1990	50003743	\$75,000 2030
13	3175403	D5020	Switchboard [L]	120/208 V	600 AMP	Replace	Temecula Middle / 12 Plex 920-931	Electrical Closet	Cutler-Hammer	No tag/plate found	No tag/plate found	2001	50003757	\$45,000 2041
14	3174885	D5020	Switchgear [MAIN]	277/480 V	2000 AMP	Replace	Temecula Middle / Building 600	Electrical Room	General Electric	No tag/plate found	No tag/plate found	1990	50005748	\$240,000 2030
15	3174574	D5020	Switchgear	277/480 V	1600 AMP	Replace	Temecula Middle / Building 200	Electrical Room	General Electric	No tag/plate found	No tag/plate found	1990	50005826	\$240,000 2030
16	3174864	D5020	Distribution Panel [DBA]	120/208 V	400 AMP	Replace	Temecula Middle / Building 600	Electrical Room	General Electric	No tag/plate found	No tag/plate found	1990	50005749	\$6,000 2026
17	3175437	D5020	Distribution Panel [DNP-1]	120/208 V	225 AMP	Replace	Temecula Middle / Site	Site	RSE Sierra	No tag/plate found	No tag/plate found	1990	50003747	\$6,000 2030
18	3175349	D5020	Distribution Panel [H]	120/240 V	400 AMP	Replace	Temecula Middle / 12 Plex 920-931	Electrical Closet	Cutler-Hammer	No tag/plate found	No tag/plate found	2001	50003758	\$5,500 2031
D70 Electronic Safety & Security														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3174576	D7050	Fire Alarm Panel	Fully Addressable		Replace	Temecula Middle / Building 200	Electrical Room	Honeywell	E3 Series	No tag/plate found	2018	50005828	\$15,000 2033
2	3175327	D7050	Fire Alarm Panel	Multiplex		Replace	Temecula Middle / Relos 917-919	Building Interior	Honeywell	No tag/plate found	No tag/plate found	2018	50003749	\$4,000 2033
3	3175119	D7050	Fire Alarm Sub-Panel	Multiplex		Replace	Temecula Middle / Building 800	Electrical Room	Honeywell	No tag/plate found	No tag/plate found	2018	50003752	\$4,000 2033
E10 Equipment														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3174834	E1030	Foodservice Equipment [C-1]	Refrigerator, 2-Door Reach-In		Replace	Temecula Middle / Building 600	Kitchen	Traulsen	RHT232WUT-FHS	T34394C13	2013	50003788	\$4,600 2031
2	3174874	E1030	Foodservice Equipment [C-2]	Refrigerator, 2-Door Reach-In		Replace	Temecula Middle / Building 600	Kitchen	Traulsen	RHT232WUT-FHS	T34483C13	2013	50003789	\$4,600 2031
3	3174795	E1030	Foodservice Equipment [C-3]	Refrigerator, 2-Door Reach-In		Replace	Temecula Middle / Building 600	Kitchen	Traulsen	RHT232WPUT-FHS	T34473C13	2013	50003784	\$4,600 2031
4	3174889	E1030	Foodservice Equipment [C-4]	Food Chiller on Wheels		Replace	Temecula Middle / Building 600	Kitchen, Serving Area	Carter-Hoffmann	FSC63 - 144	478246	2013	50003774	\$1,700 2031

5	3174865	E1030	Foodservice Equipment [C-5]	Food Chiller on Wheels		Replace	Temecula Middle / Building 600	Kitchen, Serving Area	Carter-Hoffmann	FSC63 - 144	478247	2013	50003772	\$1,700	2031
6	3174876	E1030	Foodservice Equipment [F-2]	Food Chiller on Wheels		Replace	Temecula Middle / Building 600	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2013	50003782	\$1,700	2031
7	3174894	E1030	Foodservice Equipment	Convection Oven, Double		Replace	Temecula Middle / Building 600	Kitchen	Montague	2-115A(EI)	C5-D 66562D	2013	50003793	\$9,500	2028
8	3174867	E1030	Foodservice Equipment	Exhaust Hood	8 FT	Replace	Temecula Middle / Building 600	Kitchen	AvTec	AXWD	No tag/plate found	2013	50003792	\$4,500	2031
9	3174890	E1030	Foodservice Equipment	Food Chiller on Wheels		Replace	Temecula Middle / Building 600	Kitchen, Serving Area	Carter-Hoffmann	FSH63 - 110	478264	2013	50003780	\$1,700	2031
10	3174843	E1030	Foodservice Equipment	Food Chiller on Wheels		Replace	Temecula Middle / Building 600	Kitchen, Serving Area	Carter-Hoffmann	FSH63 - 110	478253	2013	50003779	\$1,700	2031
11	3174848	E1030	Foodservice Equipment	Food Warmer on Wheels		Replace	Temecula Middle / Building 600	Kitchen, Serving Area	Carter-Hoffmann	FSHM54 - 53	478242 - 052013	2013	50003778	\$1,700	2031
12	3174837	E1030	Foodservice Equipment	Food Warmer on Wheels		Replace	Temecula Middle / Building 600	Kitchen, Serving Area	Carter-Hoffmann	FSHM54 - 53	478243 - 052013	2013	50003775	\$1,700	2031
13	3174830	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Replace	Temecula Middle / Building 600	Kitchen	Carter-Hoffmann	FH90-0023A	480130 -062013	2013	50003794	\$1,700	2031
14	3174853	E1030	Foodservice Equipment	Food Warmer, Under Counter Drawers (Set of 2)		Replace	Temecula Middle / Building 600	Kitchen	Wittco Food Service Equipment	200-2R	607315	2013	50003786	\$5,700	2031
15	3174898	E1030	Foodservice Equipment	Food Warmer, Under Counter Drawers (Set of 2)		Replace	Temecula Middle / Building 600	Kitchen	Wittco Food Service Equipment	200-2R	607314	2013	50003785	\$5,700	2031
16	3174825	E1030	Foodservice Equipment	Food Warmer, Under Counter Drawers (Set of 2)		Replace	Temecula Middle / Building 600	Kitchen	Wittco Food Service Equipment	200-2R	607316	2013	50003787	\$5,700	2031
17	3174827	E1030	Foodservice Equipment	Garbage Disposal	2 HP	Replace	Temecula Middle / Building 600	Kitchen	Salvajor	200	54661	2013	50003766	\$3,800	2031
18	3174878	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Replace	Temecula Middle / Building 600	Kitchen	McCall	1001HRT	M-033737	2013	50003783	\$2,700	2031
19	3174854	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Replace	Temecula Middle / Building 600	Kitchen	Summit	SCFU386	No tag/plate found	2013	50003777	\$2,700	2031
20	3174858	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Replace	Temecula Middle / Building 600	Kitchen	BOHN	BHT019L6CF	T19A04057	2019	50005730	\$6,300	2034
21	3174888	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Replace	Temecula Middle / Building 600	Kitchen	Heatcraft	LET120BK	T19C17027	2019	50003797	\$4,600	2034
22	3174821	E1030	Foodservice Equipment	Walk-In, Freezer		Replace	Temecula Middle / Building 600	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		50003796	\$25,000	2034
23	3174883	E1030	Foodservice Equipment [SB-1]	Food Warmer on Wheels		Replace	Temecula Middle / Building 600	Kitchen, Serving Area	Carter-Hoffmann	FSC63 - 189	478241	2013	50003781	\$1,700	2031
24	3174871	E1030	Foodservice Equipment [SB-2]	Food Warmer on Wheels		Replace	Temecula Middle / Building 600	Kitchen, Serving Area	Carter-Hoffmann	FSC63 - 189	478240	2013	50003773	\$1,700	2031
25	3174745	E1040	Ceramics Equipment	Kiln		Replace	Temecula Middle / Building 500	Building Exterior	Skutt	KM-1227	001645		50005752	\$3,200	2028
26	3175352	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume	4 LF	Replace	Temecula Middle / 12 Plex 920-931	Science Storage	Laboratory Fume Hoods	No tag/plate found	No tag/plate found		50003751	\$2,800	2031
27	3174730	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume	4 LF	Replace	Temecula Middle / Building 500	Building Interior	No tag/plate found	No tag/plate found	No tag/plate found		50005754	\$2,800	2031