

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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



Vail Ranch Middle School  
33340 Camino Piedra Rojo  
Temecula, California 92592

## **PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

## **BV CONTACT:**

Mark Surdam  
Program Manager  
800.733.0660 x6251  
[mark.surdam@bureauveritas.com](mailto:mark.surdam@bureauveritas.com)

## **BV PROJECT #:**

150028.21R000-026.354

## **DATE OF REPORT:**

September 28, 2021

## **ON SITE DATE:**

July 13-15, 2021

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary ..... 1

    Campus Overview and Assessment Details ..... 1

    Campus Findings and Deficiencies ..... 2

    Facility Condition Index (FCI) ..... 3

    Immediate Needs..... 6

    Key Findings ..... 7

    Plan Types..... 11

2. Building 100 ..... 12

3. Building 200 ..... 14

4. Building 300 ..... 16

5. Building 400 ..... 18

6. Building 500 ..... 20

7. Building 600 ..... 22

8. Building 800 ..... 24

9. Building 900 ..... 26

10. Portable Classrooms 313-324 ..... 28

11. Portable Classrooms 700-706 ..... 30

12. Portable Classrooms 707-719 ..... 32

13. Site Summary..... 34

14. Property Space Use and Observed Areas ..... 35

15. ADA Accessibility ..... 36

16. Purpose and Scope ..... 37

17. Opinions of Probable Costs ..... 39

    Methodology ..... 39

    Definitions ..... 39

18. Certification..... 41

19. Appendices ..... 42

# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	11
Main Address	33340 Camino Piedra Rojo, Temecula, California 92592
Site Developed	1994
Site Area	21.36 acres (estimated)
Parking Spaces	80 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 13-15, 2021
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 <a href="mailto:kffleming@dlrgroup.com">kffleming@dlrgroup.com</a>
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Josh Hogan, Tyler Everts
Reviewed By	James Bryant, Technical Report Reviewer for Mark Surdam Program Manager <a href="mailto:mark.surdam@bureauveritas.com">mark.surdam@bureauveritas.com</a> 800.733.0660 x6251
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

Vail Ranch Middle was originally constructed in 1994. The building is currently occupied by the Temecula Valley Unified School District.

### Architectural

Vail Ranch Middle appears to be adequately maintained and in fair overall condition with some short-term replacements recommended. The steel framed construction appears to be sound with no structural deficiencies observed. The interior finishes are typical for a school environment and are recommended for lifecycle replacements. The modified bitumen roofs appear to be good condition and recommended for lifecycle replacement.

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

The MEPF systems appear to be operating normally at the time of the inspection and adequately sized for building demands. Heating and cooling are provided by roof top packaged units that are a combination of new and old units. Some have been upgraded in 2019, but most of them are original to the date of construction. The portable classrooms use wall mounted heat pumps that are nearing the end of their useful life. These older units should be considered for replacement in the near term. The main electrical switchboard is in building 200. Hot water is provided by a mixture of electric and gas water heaters located throughout the facility. A fire suppression system exists in the main buildings. The fire alarm system runs throughout the entire campus and is recommended for lifecycle replacement.

### Site

The site contains a moderate amount of landscaping which appears to be well maintained. The parking lot consists of asphalt pavement with pole lighting throughout the site.

### 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

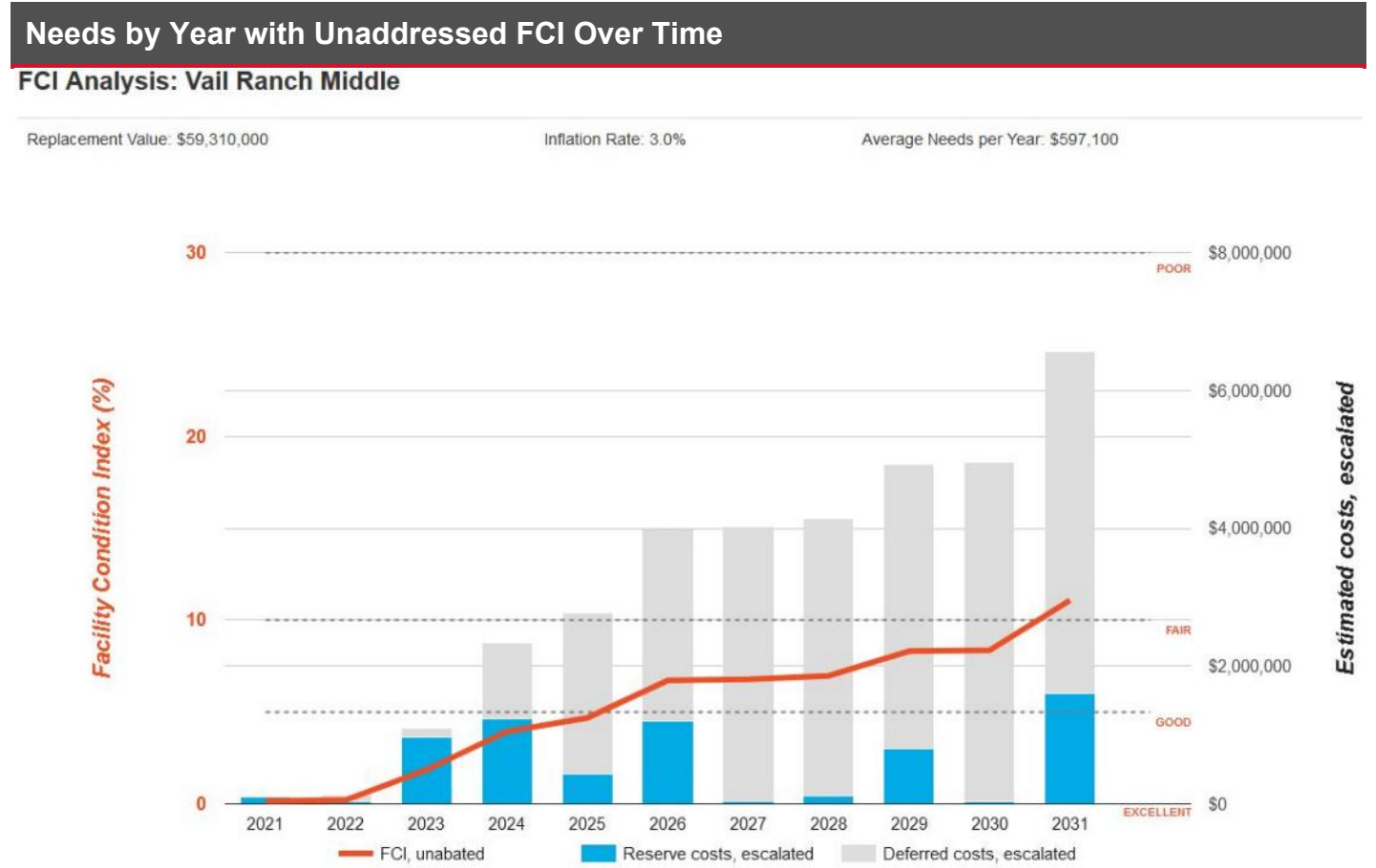
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<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
 <a href="#">Vail Ranch Middle / Building 100 (1994)</a>	\$438	6,000	\$2,628,000	0.0%	4.0%	7.3%	13.1%
Vail Ranch Middle / Building 200 (1994)	\$438	11,730	\$5,137,740	0.0%	2.7%	5.2%	9.3%
Vail Ranch Middle / Building 300 (1994)	\$438	14,800	\$6,482,400	0.0%	6.5%	8.8%	13.3%
Vail Ranch Middle / Building 400 (1994)	\$438	12,915	\$5,656,770	0.0%	4.4%	6.6%	11.0%
Vail Ranch Middle / Building 500 (1994)	\$438	16,315	\$7,145,970	0.0%	3.3%	7.1%	11.9%
Vail Ranch Middle / Building 600 (1994)	\$438	15,115	\$6,620,370	0.1%	3.5%	8.8%	14.7%
Vail Ranch Middle / Building 800 (1994)	\$438	5,000	\$2,190,000	0.0%	5.2%	10.1%	26.5%
Vail Ranch Middle / Building 900 (1994)	\$438	720	\$315,360	0.0%	0.9%	11.1%	13.6%
Vail Ranch Middle / Portables 313-324 (2001)	\$225	11,520	\$2,592,000	1.2%	9.0%	11.0%	17.5%
Vail Ranch Middle / Portables 700-706 (1998)	\$225	7,200	\$1,620,000	2.2%	11.7%	14.6%	20.7%
Vail Ranch Middle / Portables 707-719 (1999)	\$225	12,960	\$2,916,000	0.7%	9.7%	12.3%	17.1%

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.



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

<b>Systems Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	\$2,490	-	-	-	-	\$2,490
Facade	\$72,418	\$683	\$121,895	\$1,028,675	\$1,271,607	\$2,495,278
Roofing	\$4,317	-	\$56,715	-	\$2,925,486	\$2,986,518
Interiors	-	\$213,656	\$1,349,310	\$410,329	\$2,148,700	\$4,121,995
Conveying	-	-	\$61,692	-	-	\$61,692
Plumbing	-	\$7,046	\$119,616	\$211,597	\$2,187,210	\$2,525,469
HVAC	-	\$747,320	\$355,098	\$499,121	\$309,620	\$1,911,159
Fire Protection	-	-	\$12,700	\$11,218	-	\$23,918
Electrical	-	-	\$70,963	\$185,908	\$2,322,972	\$2,579,843
Fire Alarm & Electronic Systems	-	-	-	\$21,034	\$867,843	\$888,877
Equipment & Furnishings	-	\$7,398	\$414,874	\$62,819	\$230,248	\$715,339
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	-	\$220,405	\$31,608	\$787,080	\$1,039,093
Site Utilities	-	\$16,909	\$104,029	-	\$190,442	\$311,380
Site Pavement	-	\$11,031	-	\$118,311	\$1,925,235	\$2,054,577
Follow-up Studies	\$16,605	-	-	-	-	\$16,605
<b>TOTALS</b>	<b>\$95,900</b>	<b>\$1,004,100</b>	<b>\$2,887,300</b>	<b>\$2,580,700</b>	<b>\$15,166,500</b>	<b>\$21,734,500</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Building 600	1	\$4,300
Portables 313-324	1	\$31,500
Portables 700-706	2	\$35,900
Portables 707-719	1	\$21,700
Site	1	\$2,500
<b>Total</b>	<b>6</b>	<b>\$95,900</b>

### Building 600

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3167503	Vail Ranch Middle / Building 600	Roof	B3060	Roof Hatch, Metal, Replace	Poor	Safety	\$4,300
<b>Total (1 items)</b>							<b>\$4,300</b>

### Portables 313-324

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3167280	Vail Ranch Middle / Portables 313-324	Building exterior	B2010	Exterior Walls, Wood Clapboard Siding, 1-2 Story Building, Repair	Poor	Performance/Integrity	\$31,500
<b>Total (1 items)</b>							<b>\$31,500</b>

### Portables 700-706

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3167582	Vail Ranch Middle / Portables 700-706	Plumbing Chase	P2030	Consultant, Environmental, Remediation of Suspect Fungal Growth, Replace	Poor	Performance/Integrity	\$16,600
3167571	Vail Ranch Middle / Portables 700-706	Building exterior	B2010	Exterior Walls, Wood Clapboard Siding, 1-2 Story Building, Repair	Poor	Performance/Integrity	\$19,300
<b>Total (2 items)</b>							<b>\$35,900</b>

### Portables 707-719

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3167239	Vail Ranch Middle / Portables 707-719	Building exterior	B2010	Exterior Walls, Stucco, 1-2 Story Building, Repair	Poor	Performance/Integrity	\$21,700
<b>Total (1 items)</b>							<b>\$21,700</b>

### Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3167613	Vail Ranch Middle / Site	Site - 700 Portables	B1080	Stairs, Concrete/Masonry, Exterior, Repair	Poor	Performance/Integrity	\$2,500
<b>Total (1 items)</b>							<b>\$2,500</b>



## Key Findings



### Roof Hatch in Poor condition.

Metal  
Building 600 Vail Ranch Middle Roof

Uniformat Code: B3065  
Recommendation: **Replace in 2021**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$4,300

\$\$\$\$

Smoke evacuation hatches located above the stage area do not appear to shut or secure properly. - AssetCALC ID: 3167503



### Exterior Walls in Poor condition.

Stucco, 1-2 Story Building  
Portables 707-719 Vail Ranch Middle Building exterior

Uniformat Code: B2011  
Recommendation: **Repair in 2021**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,700

\$\$\$\$

Isolated areas of the exterior stucco facade are damaged. - AssetCALC ID: 3167239



### Exterior Walls in Poor condition.

Wood Clapboard Siding, 1-2 Story Building  
Portables 700-706 Vail Ranch Middle Building exterior

Uniformat Code: B2011  
Recommendation: **Repair in 2021**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$19,300

\$\$\$\$

Isolated areas of the wood clapboard siding is damaged and significantly weathered. - AssetCALC ID: 3167571



### Exterior Walls in Poor condition.

Wood Clapboard Siding, 1-2 Story Building  
Portables 313-324 Vail Ranch Middle Building exterior

Uniformat Code: B2011  
Recommendation: **Repair in 2021**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$31,500

\$\$\$\$

Isolated areas of the wood clapboard siding are damaged and heavily weathered. - AssetCALC ID: 3167280



### Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 10" Damper  
Building 600 Vail Ranch Middle Roof

Uniformat Code: D3063  
Recommendation: **Replace in 2022**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Fan is rattling and loud. - AssetCALC ID: 3167466



### Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 12" Damper  
Building 500 Vail Ranch Middle Roof

Uniformat Code: D3063  
Recommendation: **Replace in 2023**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Fan appears exceedingly aged, and is heavily weathered with areas of corrosion. - AssetCALC ID: 3167121



### Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 12" Damper  
Building 500 Vail Ranch Middle Roof

Uniformat Code: D3063  
Recommendation: **Replace in 2023**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Fan appears exceedingly aged, and is heavily weathered with areas of corrosion. - AssetCALC ID: 3167160



### Parking Lots in Poor condition.

Pavement, Asphalt  
Site Vail Ranch Middle Site

Uniformat Code: G2021  
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,700

\$\$\$\$

Rear drive aisle seal coating is weathered, with areas of surface cracking observed. - AssetCALC ID: 3167631



### Stairs in Poor condition.

Concrete/Masonry, Exterior  
Site Vail Ranch Middle Site - 700 Portables

Uniformat Code: B1081  
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Isolated sections of the concrete stairs and landing are deteriorated. - AssetCALC ID: 3167613



### Environmental, Remediation of Suspect Fungal Growth

Environmental, Remediation of Suspect Fungal Growth  
Portables 700-706 Vail Ranch Middle Plumbing Chase

Uniformat Code: P2035  
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$16,600

\$\$\$\$

Due to a damaged valve, water entered and sat in the plumbing chase - AssetCALC ID: 3167582



### Exterior Door in Poor condition.

Steel, Standard  
Portables 700-706 Vail Ranch Middle Building exterior

Uniformat Code: B2051  
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Exterior door leading to utility chase is heavily corroded. - AssetCALC ID: 3167583



### Split System Ductless in Poor condition.

Single Zone  
Building 800 Vail Ranch Middle Roof

Uniformat Code: D3037  
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

Unit is exceedingly aged and the exterior is heavily weathered. Refrigerant line insulation is deteriorated. - AssetCALC ID: 3167203



### Toilet Partitions in Poor condition.

Metal  
Portables 700-706 Vail Ranch Middle  
Restrooms

Uniformat Code: C1094  
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,600

\$\$\$\$

Metal toilet partitions are corroded and damaged. - AssetCALC ID: 3167584



### Flooring in Poor condition.

Vinyl Tile (VCT)  
Building 600 Vail Ranch Middle 600 MP

Uniformat Code: C2035  
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,600

\$\$\$\$

Sections of the VCT flooring within the MP are cracked and uplifting. - AssetCALC ID: 3167478



### Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted  
Building 400 Vail Ranch Middle Roof

Uniformat Code: D3055  
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,200

\$\$\$\$

Unit is exceedingly aged with significant damage to cooling coil fins and weathering of cabinet and other interior components. - AssetCALC ID: 3167098



### Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted  
Building 400 Vail Ranch Middle Roof

Uniformat Code: D3055  
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,200

\$\$\$\$

Unit is exceedingly aged with significant damage to cooling coil fins and weathering of cabinet and other interior components. - AssetCALC ID: 3167096



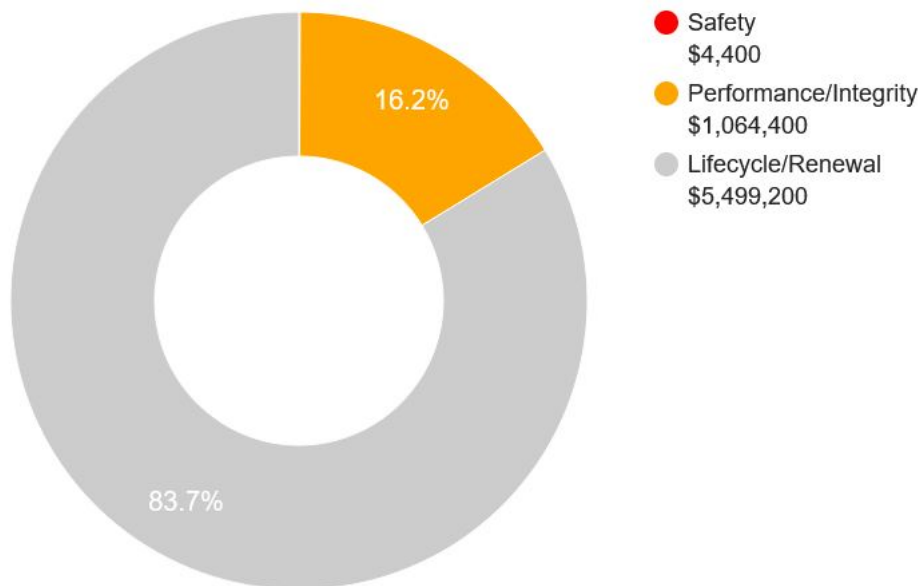
## Plan Types

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: \$6,568,000**

## 2. Building 100



### Building 100: Systems Summary

Constructed/Renovated	1994	
Building/Group Size	6,000 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: EIFS Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Pyramid construction with metal finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, faux wood plank LVT, ceramic tile, Ceilings: Painted gypsum board, ACT, wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Poor

Building 100: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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>	Aging HVAC components and infrastructure	

### 3. Building 200



#### Building 200: Systems Summary

<b>Constructed/Renovated</b>	1994	
<b>Building/Group Size</b>	11,730 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: EIFS Windows: Storefront Steel	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Pyramid construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, faux wood plank LVT, ceramic tile Ceilings: Painted gypsum board, ACT, wood paneling	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Exhaust Fans	Poor

Building 200: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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>	Aging HVAC components and infrastructure	

## 4. Building 300



### Building 300: Systems Summary

<b>Constructed/Renovated</b>	1994	
<b>Building/Group Size</b>	14,800 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: EIFS Windows: Storefront Steel	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, ACT Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinal, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Exhaust fans	Poor

## Building 300: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Fed from Building 200 with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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>	Aging HVAC components and infrastructure, stained acoustic panel walls	



## 5. Building 400



### Building 400: Systems Summary

Constructed/Renovated	1994	
Building/Group Size	12,915 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: EIFS Windows: Storefront Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Poor



Building 400: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Fed from Building 200 with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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>	Aging HVAC components and infrastructure	

## 6. Building 500



### Building 500: Systems Summary

Constructed/Renovated	1994	
Building/Group Size	16,315 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame structure over concrete slab	Good
Façade	Primary Wall Finish: EIFS Windows: Storefront Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, painted concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Poor

## Building 500: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Fed from 200 Building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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>	Aging HVAC components and infrastructure	

## 7. Building 600



### Building 600: Systems Summary

Constructed/Renovated	1994	
Building/Group Size	15,115 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: EIFS Windows: Storefront Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board, Laminated Paneling (FRP), ACT Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, hard tile	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Make-up air units, exhaust fans	Good

## Building 600: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	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>	Sections of the VCT flooring within the MPR are cracked and uplifting, Smoke evacuation hatches located above the stage area do not appear to shut or secured properly and are weighted down from the top	

## 8. Building 800



### Building 800: Systems Summary

Constructed/Renovated	1994	
Building/Group Size	5,000 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: EIFS Windows: Storefront Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems, exhaust fans	Poor

Building 800: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Main panel with wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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>	Aging HVAC components and infrastructure	

## 9. Building 900



### Building 900: Systems Summary

Constructed/Renovated	1994	
Building/Group Size	720 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: EIFS Windows: None	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Pyramid construction with metal finish	Good
Interiors	Walls: Ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Exhaust fans	Fair



## Building 900: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Fed from Building 600 with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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. Portable Classrooms 313-324



### Portable Classrooms 313-324: Systems Summary

Constructed/Renovated	2001	
Building/Group Size	11,520 SF	
Number of Stories	One	
System	Description	Condition
Structure	Wood-frame prefabricated modular structure	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Sinks in classrooms	Fair
HVAC	Wall-mounted packaged heat pumps	Fair

### Portable Classrooms 313-324: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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>	Isolated areas of the wood clapboard siding are damaged and heavily weathered.	

## 11. Portable Classrooms 700-706



### Portable Classrooms 700-706: Systems Summary

Constructed/Renovated	1998	
Building/Group Size	7,200 SF	
Number of Stories	One	
System	Description	Condition
Structure	Wood-frame prefabricated modular structure	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Wall-mounted packaged heat pumps	Fair

### Portable Classrooms 700-706: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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>	Isolated areas of the wood clapboard siding are damaged and significantly weathered. Standing water in the restroom due to a damaged valve. Staff was alerted and problem was fixed. However, a good amount of water entered and sat in the plumbing chase, and soaked insulation, etc.	

## 12. Portable Classrooms 707-719



### Portable Classrooms 707-719: Systems Summary

Constructed/Renovated	1999	
Building/Group Size	12,960 SF	
Number of Stories	One	
System	Description	Condition
Structure	Wood-frame prefabricated modular structure	Good
Façade	Primary Wall Finish: EIFS Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric instant hot water heater Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Wall-mounted packaged heat pumps	Fair

## Portable Classrooms 707-719: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and 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>	Isolated areas of the exterior stucco facade are damaged.	

## 13. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link and wrought iron fencing Sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU and Concrete retaining walls Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED, HPS Building-mounted: LED, HPS Pedestrian walkway and landscape accent lighting	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
<b>Key Issues and Findings</b>	Rear drive aisle seal coating is weathered, with areas of surface cracking observed. Isolated sections of the concrete stairs and landing are deteriorated.	



## 14. Property Space Use and Observed Areas

### Areas Observed

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

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 15. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1994. 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.

## 16. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<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.

## 17. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 18. Certification

---

DLR Group, in conjunction with the Temecula Valley Unified School District, (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Vail Ranch Middle, 33340 Camino Piedra Rojo, Temecula, CA 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.

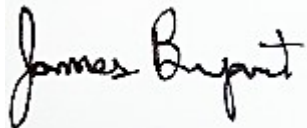
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

**Reviewed by:**



---

James Bryant,  
Technical Report Reviewer for  
Mark Surdam,  
Program Manager  
[mark.surdam@bureauveritas.com](mailto:mark.surdam@bureauveritas.com)  
800.733.0660 x6251

## 19. Appendices

---

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



## Appendix A:

### Photographic Record

---



## Photographic Overview



1 - FRONT ELEVATION BUILDING 100



2 - LEFT ELEVATION BUILDING 100



3 - RIGHT ELEVATION BUILDING 100



4 - REAR ELEVATION BUILDING 100



5 - PORTABLES



6 - STRUCTURE

## Photographic Overview



7 - CLASSROOM



8 - CLASSROOM



9 - COACHES OFFICES



10 - SCIENCE CLASSROOM



11 - MEDIA CENTER / LIBRARY



12 - CLASSROOM





## Photographic Overview



13 - HOME ECONOMICS



14 - STAGE



15 - BAND ROOM



16 - KITCHEN



17 - SERVING AREA / FOOD LINE



18 - AUDIO / VIDEO / CLASSROOM



## Photographic Overview



19 - STORAGE SHED



20 - CLASSROOM



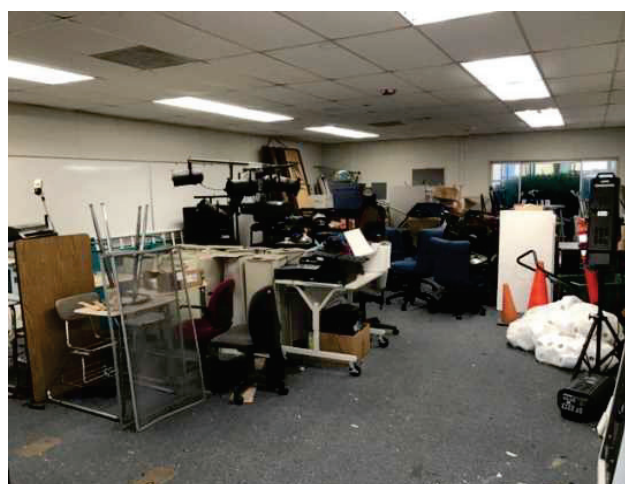
21 - PROJECT ROOM



22 - CLASSROOM

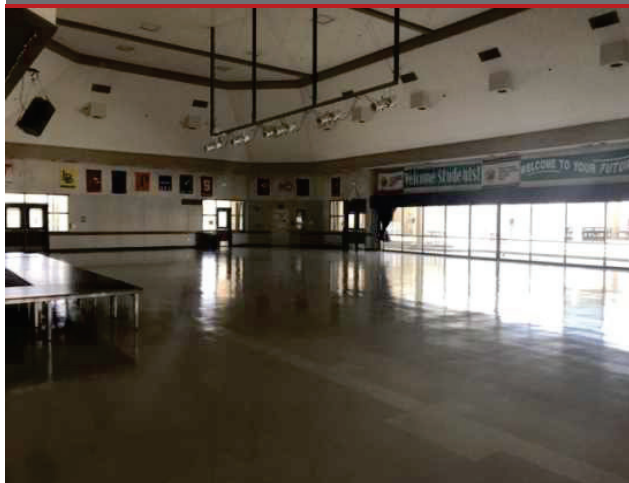


23 - COMPUTER LAB / MEDIA ROOM



24 - 700 MODULAR INTERIOR

## Photographic Overview



25 – MULTI PURPOSE ROOM



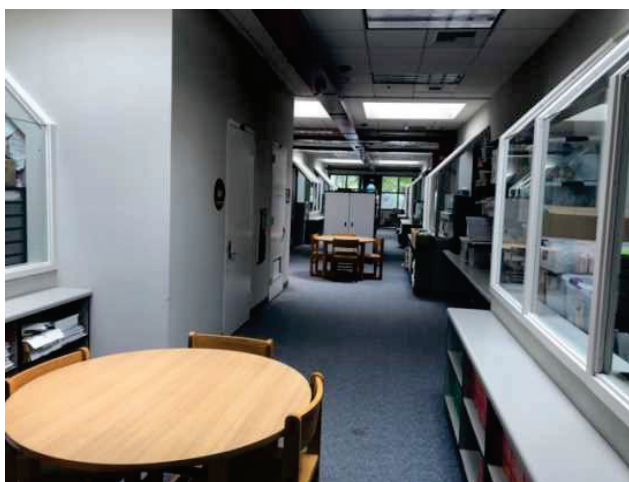
26 - SCIENCE PREP AREA



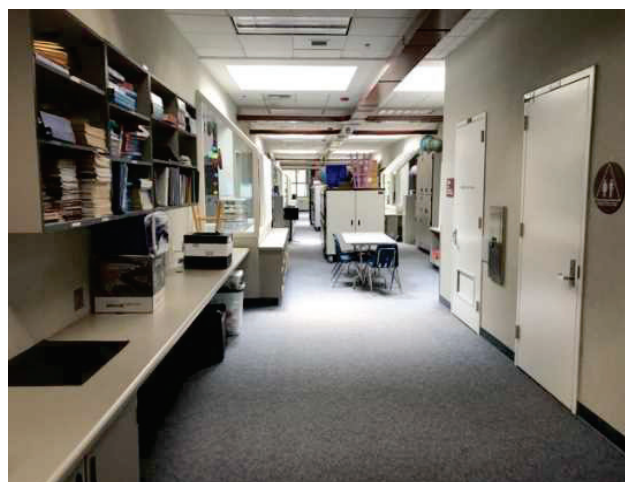
27 - LOCKER ROOM



28 - MAIN OFFICE



29 - CORRIDOR



30 - CORRIDOR





## Photographic Overview



31 - ROOF OVERVIEW



32 - MODULAR RESTROOM PLUMBING CHASE



33 - STANDING WATER GIRLS RESTROOM



34 - RESTROOM



35 - GAS WATER HEATER



36 - BOOSTER PUMP

## Photographic Overview



37 – BACKFLOW PREVENTER



38 - HVAC OVERVIEW



39 - HEAT PUMPS & ELECTRIC EQUIPMENT



40 - ELECTRICAL IN 624



41 - ELECTRICAL EQUIPMENT



42 - PORTABLE ELECTRICAL EQUIPMENT



## Photographic Overview



43 - 212A ELECTRICAL ROOM



44 - DIESEL GENERATOR



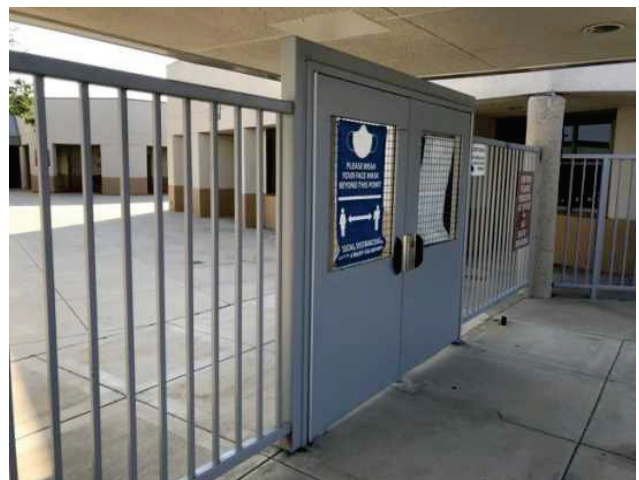
45 - SITE OVERVIEW



46 - LUNCH SHELTER



47 - 8' CHAIN LINK FENCE



48 - METAL FENCE AND GATE



## Photographic Overview



49 – MONUMENT PROPERTY SIGNAGE



50 – POLE MOUNTED PROPERTY SIGNAGE



51 - RETAINING WALL



52 - IRRIGATION SYSTEM



53 - POLE LIGHT FIXTURE W/ LAMPS



54 - LANDSCAPING

## Photographic Overview



55 - PATIO



56 - PLAYGROUND AREA



57 - TENNIS COURTS



58 - PARKING AREAS



59 - SPORTS FIELD & TRACK



60 - SOFTBALL FIELDS

## Appendix B:



### Site Plans

---



# Site Plan



 <b>BUREAU</b> <b>VERITAS</b>	Project Number	Project Name	
	150028.21R000-026.354	Vail Ranch Middle School	
	Source	On-Site Date	
	Google	July 13-15, 2021	





## Appendix C:

### Pre-Survey Questionnaire

---



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

**Building / Facility Name:** Vail Ranch 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 1994; Modernization 2019		
2	Building size in SF	135,409		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2019	Paint all exterior
		Roof	2019	Permanent buildings
		Interiors		
		HVAC	2019	All units > 10 tons
		Electrical	2019 2017	Fire and intrusion alarm, parking lot to LED Interior lighting retrofitted to LED
		Site Pavement	2021	Asphalt
		Accessibility	2019	POT and 1 staff and student restroom
QUESTION		RESPONSE		

4	List other significant capital improvements (focus on recent years; provide approximate date).	Kitchen Remodel with New Sinks and Oven	X						\$0	2013
		Teaching Boards w/ Projectors & Amplification	X				X		\$244,524	2014/2016
		Distributed Educational Content	X				X		\$52,037	2014
		Install/Upgrade WiFi Infrastructure	X				X		\$34,927	2014
		New Energy Management System		X					\$97,500	2014
		Security Door Locks		X		X			\$19,230	2014
		Asphalt Repair and Striping		X			X		\$111,981	2017
		Electronic Marquee	X						\$73,241	2017
		Lighting conversion to LED		X			X		\$52,934	2017
		ADA Upgrades	X						\$500,000	2019
		Door lock thumb turns		X		X			\$34,300	2019
		HVAC replacement: Over 10 tons		X					\$283,530	2019
		Intercom Replacement		X		X			\$65,720	2019
		Lunch Shelter	X						\$157,950	2019
		Multi-Purpose Room: Upgrade Stage and Sound System		X			X		\$214,500	2019
		MWELD-Landscaping	X		X				\$135,000	2019
		Painting Exterior		X			X		\$447,171	2019
		Parking light to LED, pole replacement		X			X		\$39,000	2019
		Replace Fire Alarm System		X	X				\$1,166,100	2019
		Roofing		X					\$2,905,400	2019
		Security Upgrades	X			X			\$52,000	2019
		Miscellaneous	X		X	X			\$99,200	2019
		Security Cameras	X			X	X		\$9,198	2020
									\$722,524	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?									
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.									

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates “ <i>Not Applicable</i> ”, <b>Unk</b> indicates “ <i>Unknown</i> ”)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			

16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					

## **Appendix D:**

### **Accessibility Review and Photos**

---



## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Vail Ranch Middle School

BV Project Number: 150028.21R000 - 026.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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



## Abbreviated Accessibility Checklist

### Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



Accessible path



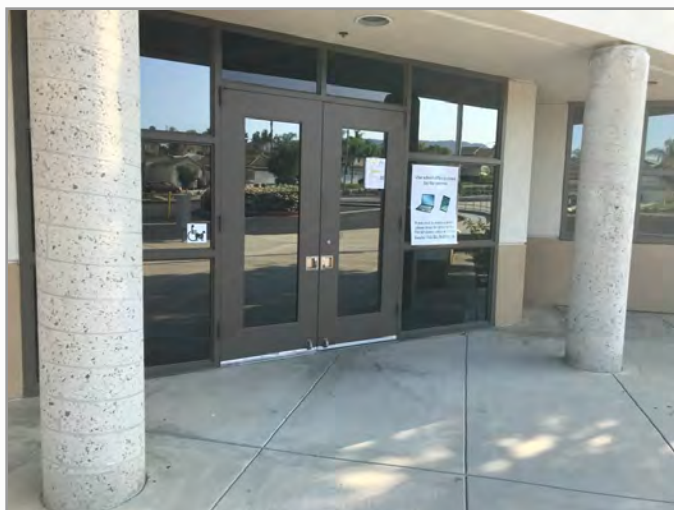
Accessible ramp to playing fields

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

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

## Abbreviated Accessibility Checklist

### Building Entrances



Main/accessible entrance



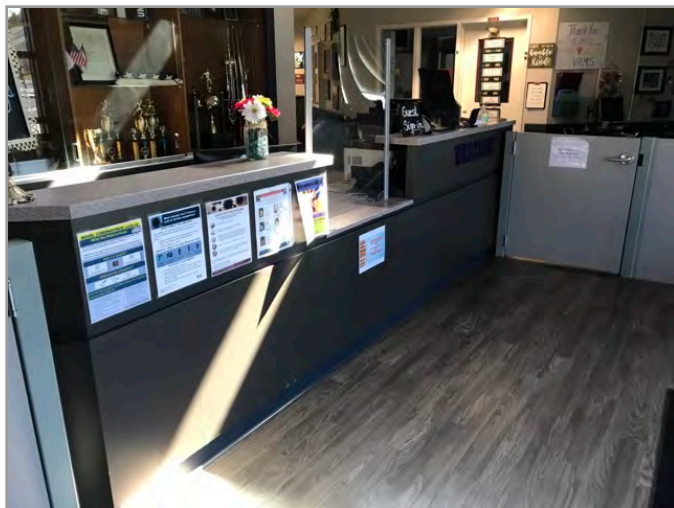
Additional entrance

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

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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



Accessible service counter



Accessible interior path

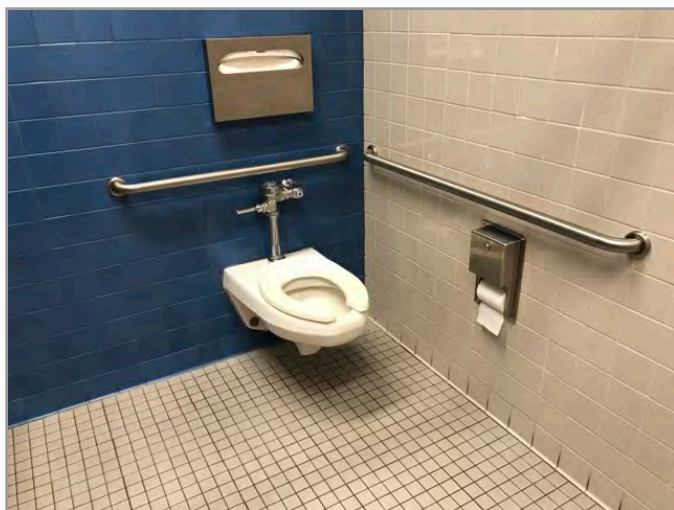
Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?			✗	
4	Do ramp runs on an accessible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

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



## Abbreviated Accessibility Checklist

### Public Restrooms



Toilet stall overview



Sink, faucet handles and/or accessories

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

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes



Kitchen cabinets/sink clearance



Kitchenette

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

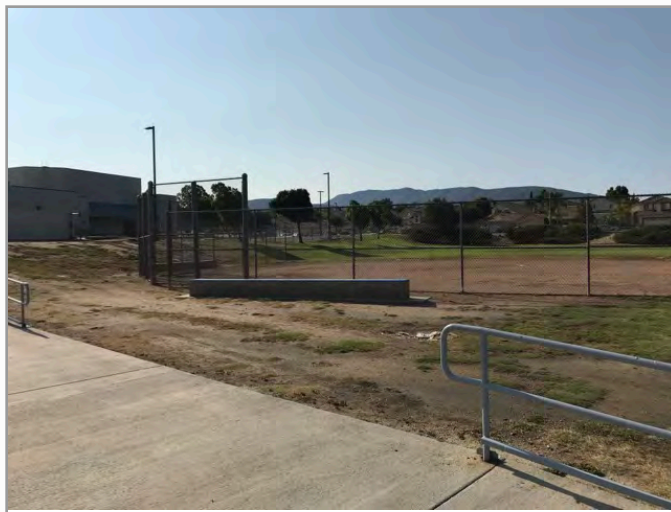
7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	
---	---	--	--	---	--

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



Accessible route to playing field



Overview of playing field

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 | Vail Ranch Middle / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	5,500 SF	25	3167609
B1080	Site - 700 Portables	Poor	Stairs, Concrete/Masonry, Exterior, Repair	75 SF	0	3167613
Facade						
B2010	Site	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,200 SF	8	3167610
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	3	3167625
D2010	Site	Fair	Pump, Circulation/Booster, Domestic Water [No tag/plate found]	1	10	3167608
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression [No tag/plate found]	1	3	3167629
Electrical						
D5030	Site	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	10	3167633
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Steel, Pre-Engineered	20,734 SF	25	3167611
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,500 SF	8	3167621
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	21,500 SF	1	3167631
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	111,620 SF	18	3167624
G2030	Site	Good	Sidewalk, Concrete, Large Areas	6,400 SF	49	3167616
Athletic, Recreational & Playfield Areas						
G2050	Site - Tennis Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	45,200 SF	22	3167615
G2050	Site - Tennis Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	45,200 SF	4	3167623
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	16	5	3167634
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,500 LF	18	3167612
G2060	Site - Tennis Courts	Fair	Fences & Gates, Fence, Chain Link 8'	900 LF	18	3167628
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	1,250 SF	35	3167632
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	120 LF	25	3167619
G2060	Site	Good	Bike Rack, Fixed 6-10 Bikes	4	18	3167636
G2060	Site	Good	Retaining Wall, Concrete Masonry Unit (CMU)	800 SF	30	3167614
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	18	3167630
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	3167627
G2060	Site - Tennis Courts	Good	Retaining Wall, Concrete Masonry Unit (CMU)	2,880 SF	28	3167622
G2080	Site	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	325,000 SF	15	3167626
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	10	3	3167618
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	10	18	3167617
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	4	18	3167620
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	3	3167635

## Component Condition Report | Vail Ranch Middle / Building 100

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



Component Condition Report | Vail Ranch Middle / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building exterior	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	3,420 SF	8	3166943
B2020	Building exterior	Fair	Storefront, Glazing & Framing	400 SF	10	3166958
B2020	Building exterior	Fair	Window, Steel, 16-25 SF	18	10	3166948
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	15	3166934
Roofing						
B3010	Roof	Fair	Roofing, Metal	840 SF	15	3166925
B3010	Roof	Good	Roofing, Modified Bitumen	5,160 SF	18	3166966
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	5	3166959
Interiors						
C1010	Throughout building	Fair	Interior Wall Construction, Interior Wall, Composite	5,400 SF	23	3166960
C1030	Throughout building	Fair	Interior Door, Steel, Standard	13	15	3166932
C1030	Throughout building	Good	Door Hardware, School, per Door	31	18	3166953
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	4	3166928
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,320 SF	5	3166952
C2010	Restrooms & Locker Rooms	Fair	Wall Finishes, Ceramic Tile	540 SF	12	3166924
C2030	Restrooms & Locker Rooms	Fair	Flooring, Ceramic Tile	600 SF	12	3166944
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,800 SF	3	3166931
C2030	Throughout building	Good	Flooring, Laminate Faux Wood	600 SF	12	3166939
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	5	3166937
C2050	Throughout building	Good	Ceiling Finishes, Wood Paneling	600 SF	25	3166929
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3166967
D2010	115 - Fire Riser Room	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	8	3166964
D2010	115 - Fire Riser Room	Fair	Pump, Circulation, Domestic Water [No tag/plate found]	1	8	3166942
D2010	Restrooms & Locker Rooms	Good	Urinal, Standard	1	22	3166950
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	3166933
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,000 SF	16	3166930
D2010	Restrooms & Locker Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	5	3166935
D2010	Restrooms & Locker Rooms	Fair	Toilet, Commercial Water Closet	3	5	3166962
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	3166941
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,000 SF	10	3166936
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-5 - No SCE]	1	18	3166927
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	3166949
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	3166963
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	3166945
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	3166947
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-6 - No SCE]	1	18	3166954
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	3	3166940
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	6,000 SF	21	3166961
Electrical						
D5020	100D	Fair	Distribution Panel, 120/208 V [Panel 1LA]	1	8	3166923

Component Condition Report | Vail Ranch Middle / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	100D	Fair	Distribution Panel, 120/208 V [Panel 1PA]	1	8	3166951
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	38	3166956
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	15	3166938
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	6,000 SF	14	3166926
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,000 SF	15	3166965
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	150 LF	5	3166957
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	30 LF	15	3166955
E2010	Throughout building	Fair	Casework, Cabinetry Economy	150 LF	5	3166946

Component Condition Report | Vail Ranch Middle / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	7,260 SF	8	3166981
B2020	Building exterior	Fair	Storefront, Glazing & Framing	450 SF	10	3166980
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	20	15	3167004
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,200 SF	15	3167000
B3010	Roof	Good	Roofing, Modified Bitumen	11,730 SF	18	3166998
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	5	3166968
Interiors						
C1010	Throughout building	Fair	Interior Wall Construction, Interior Wall, Composite	9,760 SF	23	3166970
C1030	Throughout building	Fair	Interior Door, Steel, Standard	16	15	3166979
C1030	Throughout building	Good	Door Hardware, School, per Door	36	18	3166995
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,865 SF	4	3167003
C1090	Restrooms & Locker Rooms	Good	Toilet Partitions, Plastic/Laminate	6	15	3166997
C2010	Restrooms & Locker Rooms	Fair	Wall Finishes, Ceramic Tile	1,502 SF	12	3166973
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,630 SF	5	3166974
C2030	Restrooms & Locker Rooms	Fair	Flooring, Ceramic Tile	1,760 SF	12	3166996
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,452 SF	3	3167005
C2030	Throughout building	Good	Flooring, Laminate Faux Wood	2,346 SF	12	3166976
C2050	Throughout building	Good	Ceiling Finishes, Wood Paneling	1,760 SF	25	3167009
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,105 SF	5	3167008
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3166993
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,730 SF	16	3166994
D2010	Restrooms & Locker Rooms	Good	Urinal, Standard	3	22	3166988
D2010	Restrooms & Locker Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	5	3166983
D2010	Restrooms & Locker Rooms	Fair	Toilet, Commercial Water Closet	6	5	3166985
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-4]	1	2	3167001
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-7]	1	2	3166977

Component Condition Report | Vail Ranch Middle / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-4 - No SCE]	1	18	3166975
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-5]	1	2	3166978
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	2	3166972
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-3 - No SCE]	1	18	3166982
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-8]	1	2	3167007
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	2	3166990
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	11,730 SF	10	3167010
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	3	3166992
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	11,730 SF	21	3166989
Electrical						
D5020	212A Electrical	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	8	3167002
D5020	212A Electrical	Fair	Switchboard, 120/208 V [No tag/plate found]	1	15	3167006
D5020	212A Electrical	Fair	Switchboard, 277/480 V [No tag/plate found]	1	15	3166999
D5020	212A Electrical	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	8	3166986
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,730 SF	38	3166969
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,730 SF	15	3166984
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	11,730 SF	14	3166971
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,730 SF	15	3166991
D7050	212	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	8	3167011
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	200 LF	5	3166987
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	200 LF	5	3167012

Component Condition Report | Vail Ranch Middle / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	7,380 SF	8	3167021
B2020	Building exterior	Fair	Storefront, Glazing & Framing	1,200 SF	10	3167034
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor	2	15	3167040
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	14	15	3167058
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	14,800 SF	18	3167057
B3010	Roof	Fair	Roofing, Metal	3,540 SF	15	3167023
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	5	3167051
Interiors						
C1010	Throughout building	Fair	Movable Partitions, Large Divider Wall	600 LF	10	3167041
C1010	Throughout building	Fair	Interior Wall Construction, Interior Wall, Composite	29,008 SF	23	3167025
C1030	Throughout building	Fair	Interior Door, Steel, Standard	20	15	3167026
C1030	Throughout building	Good	Door Hardware, School, per Door	34	18	3167059
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	14,060 SF	4	3167029
C1090	Restrooms & Locker Rooms	Good	Toilet Partitions, Plastic/Laminate	4	15	3167031

## Component Condition Report | Vail Ranch Middle / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Poor	Wall Finishes, Acoustical Tile (ACT), Standard	14,060 SF	2	3167036
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	740 SF	5	3167014
C2010	Restrooms & Locker Rooms	Fair	Wall Finishes, Ceramic Tile	592 SF	12	3167013
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	11,840 SF	3	3167054
C2030	Restrooms & Locker Rooms	Fair	Flooring, Ceramic Tile	2,960 SF	12	3167052
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	740 SF	5	3167048
Plumbing						
D2010	Restrooms & Locker Rooms	Fair	Toilet, Commercial Water Closet	4	5	3167044
D2010	Restrooms & Locker Rooms	Good	Urinal, Standard	1	22	3167055
D2010	314 Fire Sprinkler Riser	Good	Water Heater, Electric, Residential [No tag/plate found]	1	14	3167024
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	14,800 SF	16	3167015
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3167020
D2010	Restrooms & Locker Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	5	3167050
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	15	8	3167061
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-301]	1	2	3167062
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-309]	1	2	3167046
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC 300 Hallway (East)]	1	2	3167030
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-302]	1	2	3167042
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-304]	1	2	3167032
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-311]	1	2	3167043
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC 300 Hallway (West)]	1	2	3167033
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-306]	1	2	3167016
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	14,800 SF	10	3167035
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-307]	1	2	3167022
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-310]	1	2	3167053
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-312]	1	2	3167039
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-303]	1	2	3167060
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-305]	1	2	3167045
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-308]	1	2	3167028
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	3	3167038
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	14,800 SF	21	3167019
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,800 SF	38	3167056
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	14,800 SF	15	3167017
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	14,800 SF	14	3167027
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	14,800 SF	15	3167049
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	200 LF	5	3167018
E2010	Throughout building	Fair	Casework, Cabinetry Economy	200 LF	5	3167037
Sitework						

Component Condition Report | Vail Ranch Middle / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	15	3167047

Component Condition Report | Vail Ranch Middle / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	6,600 SF	8	3167087
B2020	Building exterior	Fair	Storefront, Glazing & Framing	960 SF	10	3167083
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	12	15	3167072
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,580 SF	15	3167078
B3010	Roof	Good	Roofing, Modified Bitumen	12,915 SF	18	3167086
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	5	3167077
Interiors						
C1010	Throughout building	Fair	Interior Wall Construction, Interior Wall, Composite	25,313 SF	23	3167065
C1010	Throughout building	Fair	Movable Partitions, Large Divider Wall	600 LF	10	3167104
C1030	Throughout building	Fair	Interior Door, Steel, Standard	16	15	3167067
C1030	Throughout building	Good	Door Hardware, School, per Door	28	18	3167071
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,270 SF	4	3167069
C2010	Restrooms & Locker Rooms	Fair	Wall Finishes, Ceramic Tile	515 SF	12	3167088
C2030	Restrooms & Locker Rooms	Fair	Flooring, Ceramic Tile	2,583 SF	12	3167103
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	10,332 SF	3	3167100
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	645 SF	5	3167085
Plumbing						
D2010	Restrooms & Locker Rooms	Fair	Toilet, Commercial Water Closet	1	5	3167066
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	8	3167101
D2010	412 Fire Sprinkler Riser	Good	Water Heater, Electric, Residential [No tag/plate found]	1	14	3167089
D2010	Restrooms & Locker Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	5	3167068
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,915 SF	16	3167082
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-402]	1	2	3167097
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-404]	1	2	3167091
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	12,915 SF	10	3167073
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-401]	1	2	3167075
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC 400 Hallway (North)]	1	2	3167080
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-410]	1	2	3167102
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-406]	1	2	3167094
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-408]	1	2	3167063
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-403]	1	2	3167092
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-407]	1	2	3167070
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC 400 Hallway (South)]	1	2	3167064
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-409]	1	2	3167096
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC RM-405]	1	2	3167098
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	3167095

Component Condition Report | Vail Ranch Middle / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	12,915 SF	21	3167093
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,915 SF	38	3167076
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,915 SF	15	3167099
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	12,915 SF	14	3167084
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,915 SF	15	3167079
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	180 LF	5	3167090
E2010	Throughout building	Fair	Casework, Cabinetry Economy	180 LF	5	3167074
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	15	3167081

Component Condition Report | Vail Ranch Middle / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	8,280 SF	8	3167139
B2020	Building exterior	Fair	Storefront, Glazing & Framing	1,200 SF	10	3167144
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	15	15	3167162
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,920 SF	15	3167112
B3010	Roof	Good	Roofing, Modified Bitumen	16,315 SF	18	3167155
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	5	3167168
Interiors						
C1010	Throughout building	Fair	Movable Partitions, Large Divider Wall	400 LF	10	3167148
C1010	Throughout building	Fair	Interior Wall Construction, Interior Wall, Composite	31,978 SF	23	3167122
C1030	Throughout building	Good	Door Hardware, School, per Door	35	18	3167108
C1030	Throughout building	Fair	Interior Door, Steel, Standard	20	15	3167126
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	15,500 SF	4	3167119
C1090	Site	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	7	10	3167105
C2010	Restrooms & Locker Rooms	Fair	Wall Finishes, Ceramic Tile	652 SF	12	3167140
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,263 SF	3	3167117
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	11,828 SF	5	3167150
C2030	Restrooms & Locker Rooms	Fair	Flooring, Ceramic Tile	408 SF	12	3167164
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	815 SF	6	3167128
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	408 SF	5	3167138
Plumbing						
D2010	501 Classroom	Fair	Emergency Plumbing Fixtures, Eye Wash [No tag/plate found]	1	10	3167146
D2010	521 Science Preparation	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station [No tag/plate found]	1	10	3167135
D2010	510 Mechanical	Good	Water Heater, Gas, Commercial (400 MBH) [No tag/plate found]	1	13	3167153
D2010	Restrooms & Locker Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	5	3167161
D2010	Restrooms & Locker Rooms	Fair	Toilet, Commercial Water Closet	1	5	3167167



Component Condition Report | Vail Ranch Middle / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	510 Mechanical	Fair	Pump, Circulation, Domestic Water [No tag/plate found]	1	8	3167163
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	16,315 SF	16	3167124
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	23	8	3167151
D2010	Science Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	28	12	3167111
D2010	517 Classroom	Fair	Emergency Plumbing Fixtures, Eye Wash [No tag/plate found]	1	10	3167166
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3167145
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-11]	1	2	3167114
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-3]	1	2	3167120
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2 - No SCE]	1	18	3167156
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	2	3167106
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-15]	1	2	3167141
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-12]	1	2	3167147
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-4]	1	2	3167125
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-13]	1	2	3167116
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-8]	1	2	3167137
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	2	3167136
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-7]	1	2	3167157
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-6]	1	2	3167123
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-10]	1	2	3167149
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1 - No SCE]	1	18	3167130
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-14]	1	2	3167165
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	16,315 SF	10	3167129
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	5	3	3167131
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	5	3167152
D3060	524 Sprinkler Riser Room	Good	Exhaust Fan, Centrifugal, 24" Damper [DC-1]	1	22	3167142
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	2	3167160
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	2	3167121
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	16,315 SF	21	3167133
Electrical						
D5020	513 Classroom	Fair	Distribution Panel, 120/208 V [No tag/plate found]	1	8	3167143
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	16,315 SF	38	3167127
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	16,315 SF	15	3167159
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	16,315 SF	14	3167110
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	16,315 SF	15	3167115
Equipment & Furnishings						
E1040	521 Science Preparation	Good	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF [No tag/plate found]	1	10	3167113
E1040	521 Science Preparation	Fair	Laboratory Equipment, Dishwasher	1	4	3167107
E1060	Throughout building	Fair	Residential Appliances, Washer/Dryer Combo Unit	2	8	3167109
E1060	Throughout building	Good	Residential Appliances, Range, Electric	5	12	3167154
E2010	Throughout building	Fair	Casework, Cabinetry Economy	420 LF	5	3167132

Component Condition Report | Vail Ranch Middle / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Science Classrooms	Fair	Casework, Countertop, Solid Surface	300 LF	12	3167158
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	120 LF	5	3167118
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	15	3167134

Component Condition Report | Vail Ranch Middle / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	8,280 SF	8	3167464
B2020	Building exterior	Fair	Window, Steel, 16-25 SF	16	10	3167499
B2020	Building exterior	Fair	Storefront, Glazing & Framing	1,600 SF	10	3167530
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	16	15	3167504
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	8	3167488
Roofing						
B3010	Roof	Fair	Roofing, Metal	5,785 SF	15	3167541
B3010	Roof	Good	Roofing, Modified Bitumen	11,430 SF	18	3167462
B3060	Roof	Poor	Roof Hatch, Metal	3	0	3167503
Interiors						
C1010	Throughout building	Fair	Interior Wall Construction, Interior Wall, Composite	21,765 SF	23	3167470
C1030	Throughout building	Fair	Interior Door, Steel, Standard	15	15	3167476
C1030	Throughout building	Good	Door Hardware, School, per Door	31	18	3167537
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,046 SF	5	3167501
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,825 SF	4	3167528
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,176 SF	5	3167461
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	2,720 SF	4	3167506
C2010	Restrooms & Locker Rooms	Fair	Wall Finishes, Ceramic Tile	545 SF	12	3167508
C2010	Throughout building	Poor	Wall Finishes, Acoustical Tile (ACT), Standard	4,081 SF	2	3167529
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,023 SF	3	3167454
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	9,825 SF	5	3167509
C2030	600 MPR	Poor	Flooring, Vinyl Tile (VCT)	400 SF	1	3167478
C2030	Restrooms & Locker Rooms	Fair	Flooring, Ceramic Tile	225 SF	12	3167497
C2030	Throughout building	Fair	Flooring, Vinyl Sheetting	1,285 SF	5	3167459
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	755 SF	5	3167487
Conveying						
D1010	606 Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	3	3167513
Plumbing						
D2010	616 Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	3167502
D2010	608 Custodial Room	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	3	3167494
D2010	Restrooms & Locker Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	5	3167516
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	3167533
D2010	615 Mechanical	Excellent	Water Heater, Gas, Commercial (200 MBH) [No tag/plate found]	1	20	3167456
D2010	616 Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	10	3167481
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3167480

Component Condition Report | Vail Ranch Middle / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,115 SF	16	3167474
D2010	Restrooms & Locker Rooms	Fair	Toilet, Commercial Water Closet	1	5	3167511
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	2	10	3167498
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-12 - No SCE]	1	18	3167457
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-14 - No SCE]	1	18	3167483
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-8 - No SCE]	1	18	3167534
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU-2]	1	3	3167507
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-7 - No SCE]	1	18	3167486
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU-1]	1	3	3167540
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-10 - No SCE]	1	18	3167484
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-9 - No SCE]	1	18	3167493
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-4 - No SCE]	1	2	3167525
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-3 - No SCE]	1	2	3167542
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-13 - No SCE]	1	18	3167471
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	15,115 SF	10	3167517
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-11 - No SCE]	1	18	3167515
D3060	616 Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	3	3167491
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [No tag/plate found]	1	10	3167467
D3060	622 Food Service	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	3	3167518
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	1	3167466
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-12]	1	10	3167538
D3060	622 Food Service	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	3	3167536
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	3	3	3167543
D3060	616 Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	3	3167490
Fire Protection						
D4010	616 Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood [No tag/plate found]	20 LF	8	3167485
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	15,115 SF	21	3167520
Electrical						
D5010	624 Electrical	Fair	Automatic Transfer Switch, ATS [No tag/plate found]	1	5	3167458
D5020	624 Electrical	Fair	Secondary Transformer, Dry, Stepdown [XFMR-TA]	1	5	3167482
D5020	624 Electrical	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	5	3167472
D5020	624 Electrical	Fair	Switchboard, 277/480 V [No tag/plate found]	1	15	3167532
D5020	624 Electrical	Fair	Distribution Panel, 120/208 V [Panel DBA]	1	5	3167523
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	15,115 SF	38	3167539
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,115 SF	15	3167463
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	15,115 SF	14	3167535
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	15,115 SF	15	3167453
Equipment & Furnishings						
E1030	616 Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167526
E1030	622 Food Service	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167489
E1030	616 Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner [No tag/plate found]	1	8	3167500

Component Condition Report | Vail Ranch Middle / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	616 Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	8	3167468
E1030	616 Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	5	3167522
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [No tag/plate found]	1	2	3167496
E1030	622 Food Service	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167477
E1030	622 Food Service	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167531
E1030	616 Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167519
E1030	616 Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator [No tag/plate found]	1	5	3167521
E1030	616 Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	8	3167527
E1030	616 Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	3167495
E1030	622 Food Service	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167465
E1030	622 Food Service	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167475
E1030	616 Kitchen	Fair	Foodservice Equipment, Freezer, Chest [No tag/plate found]	1	7	3167455
E1030	622 Food Service	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167514
E1030	622 Food Service	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167512
E1030	616 Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP [No tag/plate found]	1	8	3167524
E1030	616 Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	12	3167510
E1030	622 Food Service	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3167469
E1030	616 Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	3167479
E1040	600 MPR	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	3167473
E2010	Throughout building	Fair	Casework, Cabinetry Economy	40 LF	5	3167492
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	5	3167460
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	3167505

Component Condition Report | Vail Ranch Middle / Building 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,800 SF	8	3167183
B2020	Building exterior	Fair	Storefront, Glazing & Framing	600 SF	10	3167175
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	16	15	3167196
B2050	Building exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	8	3167184
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	5,000 SF	18	3167180
B3010	Roof	Fair	Roofing, Metal	2,280 SF	15	3167187
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	5	3167197
Interiors						
C1030	Throughout building	Good	Door Hardware, School, per Door	24	18	3167198
C1030	Throughout building	Fair	Interior Door, Steel, Standard	8	15	3167200
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	4	3167205
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	316	10	3167193
C1090	Restrooms & Locker Rooms	Good	Toilet Partitions, Plastic/Laminate	9	15	3167202
C2010	Restrooms & Locker Rooms	Fair	Wall Finishes, Ceramic Tile	2,000 SF	12	3167199
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	5	3167201

Component Condition Report | Vail Ranch Middle / Building 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms & Locker Rooms	Fair	Flooring, Ceramic Tile	2,500 SF	12	3167170
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,500 SF	5	3167194
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	5	3167195
Conveying						
D1010	810 Office	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	3	3167173
D1010	804 Office	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	3	3167207
Plumbing						
D2010	819 Fire Sprinkler Riser	Fair	Pump, Circulation, Domestic Water [No tag/plate found]	1	8	3167185
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,000 SF	16	3167182
D2010	Restrooms & Locker Rooms	Good	Urinal, Standard	4	22	3167171
D2010	Restrooms & Locker Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	10	5	3167177
D2010	Throughout building	Fair	Shower, Valve & Showerhead	4	15	3167172
D2010	819 Fire Sprinkler Riser	Fair	Water Heater, Gas, Commercial (200 MBH) [No tag/plate found]	1	6	3167186
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3167210
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	2	3167174
D2010	Restrooms & Locker Rooms	Fair	Toilet, Commercial Water Closet	9	5	3167209
HVAC						
D3030	Roof	Poor	Split System Ductless, Single Zone [No tag/plate found]	1	1	3167203
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	2	3167192
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,000 SF	10	3167188
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	2	3167204
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [AC-3]	1	2	3167190
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	10	3	3167178
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	5,000 SF	21	3167208
Electrical						
D5020	812 Electrical	Fair	Secondary Transformer, Dry, Stepdown [XFMR-TC]	1	5	3167176
D5020	812 Electrical	Fair	Distribution Panel, 120/208 V [Panel-8LA]	1	5	3167169
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	38	3167206
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	15	3167212
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	5,000 SF	14	3167211
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,000 SF	15	3167181
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	5	3167191
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	5	3167179
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	3167189

Component Condition Report | Vail Ranch Middle / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,800 SF	8	3167223

## Component Condition Report | Vail Ranch Middle / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	3	15	3167218
Roofing						
B3010	Roof	Fair	Roofing, Metal	400 SF	15	3167232
B3010	Roof	Good	Roofing, Modified Bitumen	550 SF	18	3167231
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	5	3167221
Interiors						
C1030	Throughout building	Good	Door Hardware, School, per Door	3	18	3167226
C1090	Restrooms & Locker Rooms	Good	Toilet Partitions, Plastic/Laminate	7	15	3167215
C2010	Restrooms & Locker Rooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	12	3167236
C2030	Restrooms & Locker Rooms	Fair	Flooring, Ceramic Tile	720 SF	12	3167214
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	720 SF	5	3167220
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	720 SF	16	3167222
D2010	Restrooms & Locker Rooms	Good	Urinal, Standard	4	22	3167233
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	5	3167230
D2010	Restrooms & Locker Rooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	5	3167224
D2010	Restrooms & Locker Rooms	Fair	Toilet, Commercial Water Closet	7	5	3167228
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	3	3167235
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	720 SF	21	3167213
Electrical						
D5010	Building exterior	Good	Generator, Diesel [No tag/plate found]	1	24	3167227
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	720 SF	38	3167217
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	720 SF	15	3167229
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	720 SF	14	3167216
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	720 SF	15	3167219
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	40 LF	15	3167225
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	15	3167234

## Component Condition Report | Vail Ranch Middle / Portables 313-324

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Poor	Exterior Walls, Wood Clapboard Siding, 1-2 Story Building, Repair	980 SF	0	3167280
B2010	Building exterior	Fair	Exterior Walls, Wood Clapboard Siding, 1-2 Story Building	19,440 SF	15	3167290
B2010	Building exterior	Good	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	19,440 SF	7	3167296
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	10	3167281
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	10	3167274
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	12	18	3167294
Roofing						



Component Condition Report | Vail Ranch Middle / Portables 313-324

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Metal	14,400 SF	19	3167273
Interiors						
C1010	Throughout building	Fair	Interior Wall Construction, Interior Wall, Composite	23,040 SF	30	3167275
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,520 SF	5	3167285
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	11,520 SF	3	3167287
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,520 SF	21	3167295
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	10	3167279
HVAC						
D3030	314 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 314]	1	3	3167298
D3030	324 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 324]	1	3	3167272
D3030	319 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 319]	1	3	3167277
D3030	321 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 321]	1	3	3167286
D3030	322 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 322]	1	3	3167276
D3030	313 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 313]	1	3	3167289
D3030	323 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 323]	1	3	3167283
D3030	317 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 317]	1	3	3167288
D3030	320 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 320]	1	3	3167292
D3030	318 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 318]	1	3	3167297
D3030	316 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 316]	1	3	3167291
D3030	315 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 315]	1	3	3167282
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,520 SF	21	3167271
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,520 SF	15	3167284
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	11,520 SF	15	3167278
Sitework						
G4050	Building exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	2	3167293

Component Condition Report | Vail Ranch Middle / Portables 700-706

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Wood Clapboard Siding, 1-2 Story Building	12,400 SF	12	3167588
B2010	Building exterior	Good	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	800 SF	8	3167568
B2010	Building exterior	Poor	Exterior Walls, Wood Clapboard Siding, 1-2 Story Building, Repair	600 SF	0	3167571
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	12,400 SF	5	3167563
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	14	7	3167592
B2050	Building exterior	Poor	Exterior Door, Steel, Standard	1	1	3167583
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	11	17	3167580
Roofing						
B3010	Roof	Fair	Roofing, Metal	9,000 SF	17	3167562
Interiors						
C1010	Throughout building	Fair	Interior Wall Construction, Interior Wall, Composite	14,400 SF	27	3167573

Component Condition Report | Vail Ranch Middle / Portables 700-706

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Building exterior	Good	Door Hardware, School, per Door	12	18	3167576
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	2	3167587
C1090	Restrooms	Poor	Toilet Partitions, Metal	7	1	3167584
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	480 SF	3	3167585
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,720 SF	3	3167579
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	7	3167575
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,200 SF	17	3167589
HVAC						
D3030	703 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 703]	1	3	3167590
D3030	706 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 706]	1	3	3167561
D3030	702 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 702]	1	3	3167577
D3030	700 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 700]	1	3	3167581
D3030	704 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 704]	1	3	3167578
D3030	701 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 701]	1	3	3167586
D3030	705 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 705]	1	3	3167572
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V [No tag/plate found]	1	8	3167570
D5020	700 - Exterior	Fair	Switchboard, 120/208 V [DNP-1]	1	17	3167567
D5020	700 - Exterior	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	8	3167591
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown [6 Relos Trans]	1	8	3167565
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,200 SF	17	3167569
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,200 SF	15	3167564
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,200 SF	15	3167574
Sitework						
G4050	Building exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	2	3167566
Follow-up Studies						
P2030	Plumbing Chase	Poor	Consultant, Environmental, Remediation of Suspect Fungal Growth	500 SF	0	3167582

Component Condition Report | Vail Ranch Middle / Portables 707-719

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Poor	Exterior Walls, Stucco, 1-2 Story Building, Repair	980 SF	0	3167239
B2010	Building exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	18,600 SF	4	3167247
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	8	3167257
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	16	15	3167252
Roofing						
B3010	Roof	Fair	Roofing, Metal	16,200 SF	18	3167253
Interiors						
C1010	Throughout building	Fair	Interior Wall Construction, Interior Wall, Composite	25,920 SF	28	3167266
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,960 SF	3	3167260
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,920 SF	8	3167269

Component Condition Report | Vail Ranch Middle / Portables 707-719

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	12,480 SF	3	3167268
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	480 SF	3	3167262
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	8	3167267
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	8	3167259
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	8	3167256
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	4	5	3167264
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	3167254
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,960 SF	18	3167265
HVAC						
D3030	715 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 715]	1	3	3167251
D3030	710 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 710]	1	3	3167246
D3030	709 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 709]	1	3	3167248
D3030	712 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 712]	1	3	3167238
D3030	717 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 717]	1	3	3167241
D3030	718 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 718]	1	3	3167255
D3030	713 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 713]	1	3	3167263
D3030	719 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 719]	1	3	3167250
D3030	707 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 707]	1	3	3167261
D3030	708 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 708]	1	3	3167237
D3030	711 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 711]	1	3	3167258
D3030	716 - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted [Classroom 716]	1	3	3167270
Electrical						
D5020	712 - Exterior	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	8	3167249
D5020	712 - Exterior	Fair	Switchboard, 277/480 V [Panel DP-1]	1	18	3167245
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,960 SF	18	3167244
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,960 SF	15	3167242
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,960 SF	15	3167240
Sitework						
G4050	Building exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	2	3167243

## Appendix F:

### Replacement Reserves

---

## Replacement Reserves Report

**9/28/2021**

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
Vail Ranch Middle	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Vail Ranch Middle / Building 100	\$0	\$0	\$58,721	\$46,451	\$18,315	\$69,209	\$0	\$0	\$38,766	\$0	\$113,959	\$0	\$39,016	\$58,524	\$20,093	\$175,399	\$117,243	\$0	\$161,969	\$0	\$17,994	\$935,659
Vail Ranch Middle / Building 200	\$0	\$0	\$77,511	\$61,438	\$25,576	\$103,378	\$0	\$0	\$104,097	\$0	\$106,625	\$0	\$118,592	\$78,666	\$39,282	\$614,646	\$229,210	\$0	\$316,484	\$0	\$22,993	\$1,898,497
Vail Ranch Middle / Building 300	\$0	\$0	\$312,958	\$110,320	\$61,313	\$85,328	\$0	\$0	\$58,359	\$0	\$234,467	\$0	\$100,911	\$144,359	\$51,070	\$444,292	\$289,200	\$0	\$349,057	\$0	\$19,994	\$2,261,628
Vail Ranch Middle / Building 400	\$0	\$0	\$152,674	\$95,187	\$53,507	\$70,056	\$0	\$0	\$46,445	\$0	\$202,422	\$0	\$88,013	\$125,973	\$44,339	\$335,440	\$252,366	\$0	\$304,305	\$0	\$17,994	\$1,788,721
Vail Ranch Middle / Building 500	\$0	\$0	\$195,893	\$36,861	\$74,769	\$201,553	\$1,616	\$0	\$91,846	\$0	\$245,068	\$0	\$135,704	\$75,549	\$64,282	\$436,412	\$320,975	\$0	\$404,520	\$0	\$130,239	\$2,415,286
Vail Ranch Middle / Building 600	\$4,317	\$8,210	\$73,927	\$145,064	\$97,068	\$253,397	\$0	\$2,451	\$104,186	\$0	\$281,714	\$0	\$29,136	\$36,858	\$50,618	\$682,873	\$306,013	\$11,527	\$530,223	\$0	\$174,785	\$2,792,366
Vail Ranch Middle / Building 800	\$0	\$3,991	\$55,198	\$55,644	\$8,722	\$98,366	\$21,942	\$0	\$20,698	\$0	\$315,098	\$0	\$127,844	\$0	\$16,744	\$221,775	\$103,920	\$10,978	\$123,177	\$0	\$29,990	\$1,214,087
Vail Ranch Middle / Building 900	\$0	\$0	\$0	\$2,903	\$0	\$32,006	\$0	\$0	\$8,077	\$0	\$0	\$0	\$63,070	\$0	\$2,411	\$46,238	\$14,069	\$0	\$23,482	\$0	\$5,998	\$198,255
Vail Ranch Middle / Portables 313-324	\$31,461	\$0	\$5,637	\$195,963	\$0	\$51,743	\$0	\$79,401	\$0	\$0	\$89,263	\$0	\$0	\$140,458	\$0	\$553,826	\$0	\$106,708	\$13,569	\$363,380	\$0	\$1,631,409
Vail Ranch Middle / Portables 700-706	\$35,867	\$7,468	\$33,823	\$111,602	\$0	\$47,739	\$0	\$29,544	\$69,499	\$0	\$0	\$0	\$195,711	\$81,934	\$0	\$200,752	\$0	\$495,483	\$20,203	\$0	\$0	\$1,329,625
Vail Ranch Middle / Portables 707-719	\$21,697	\$0	\$7,046	\$253,809	\$74,158	\$2,567	\$0	\$0	\$140,540	\$0	\$0	\$0	\$0	\$152,162	\$99,662	\$262,426	\$0	\$0	\$820,590	\$0	\$3,999	\$1,838,656
Vail Ranch Middle / Site	\$2,491	\$11,032	\$0	\$123,021	\$25,342	\$195,064	\$12,789	\$0	\$110,909	\$29,379	\$21,572	\$14,825	\$0	\$0	\$34,058	\$560,518	\$17,187	\$0	\$2,232,904	\$39,483	\$0	\$3,430,573
Grand Total	\$95,833	\$30,700	\$973,389	\$1,238,263	\$438,770	\$1,210,406	\$36,347	\$111,396	\$793,421	\$29,379	\$1,610,187	\$14,825	\$897,996	\$894,483	\$422,561	\$4,534,597	\$1,650,183	\$624,697	\$5,300,483	\$402,862	\$423,985	\$21,734,763

Vail Ranch Middle

Vail Ranch Middle / Building 100

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B2010	3166943	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	2	8	3420	SF	\$3.54	\$12,115									\$12,115										\$12,115			\$24,230
B2020	3166948	Window, Steel, 16-25 SF, Replace	30	20	10	18	EA	\$1,881.90	\$33,874											\$33,874											\$33,874
B2020	3166958	Storefront, Glazing & Framing, Replace	30	20	10	400	SF	\$60.89	\$24,354											\$24,354											\$24,354
B2050	3166934	Exterior Door, Steel, Standard, Replace	40	25	15	8	EA	\$664.20	\$5,314																\$5,314						\$5,314
B3010	3166925	Roofing, Metal, Replace	40	25	15	840	SF	\$14.39	\$12,088																\$12,088						\$12,088
B3010	3166966	Roofing, Modified Bitumen, Replace	20	2	18	5160	SF	\$11.07	\$57,121																			\$57,121			\$57,121
B3060	3166959	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	2	EA	\$1,439.10	\$2,878						\$2,878																\$2,878
C1030	3166932	Interior Door, Steel, Standard, Replace	40	25	15	13	EA	\$664.20	\$8,635																\$8,635						\$8,635
C1030	3166953	Door Hardware, School, per Door, Replace	30	12	18	31	EA	\$442.80	\$13,727																			\$13,727			\$13,727
C1070	3166928	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	4200	SF	\$3.87	\$16,273					\$16,273																	\$16,273
C2010	3166924	Wall Finishes, Ceramic Tile, Replace	40	28	12	540	SF	\$19.93	\$10,760												\$10,760										\$10,760
C2010	3166952	Wall Finishes, any surface, Prep & Paint	10	5	5	4320	SF	\$1.66	\$7,173						\$7,173										\$7,173						\$14,347
C2030	3166944	Flooring, Ceramic Tile, Replace	40	28	12	600	SF	\$19.93	\$11,956												\$11,956										\$11,956
C2030	3166939	Flooring, Laminate Faux Wood, Replace	15	3	12	600	SF	\$7.75	\$4,649												\$4,649										\$4,649
C2030	3166931	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4800	SF	\$8.30	\$39,852				\$39,852									\$39,852									\$79,704
C2050	3166937	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1200	SF	\$2.21	\$2,657						\$2,657										\$2,657						\$5,314
D2010	3166964	Water Heater, Electric, Residential, Replace	15	7	8	1	EA	\$996.30	\$996									\$996													\$996
D2010	3166942	Pump, Circulation, Domestic Water, Replace	15	7	8	1	EA	\$2,878.20	\$2,878									\$2,878													\$2,878
D2010	3166930	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	6000	SF	\$12.18	\$73,062																\$73,062						\$73,062
D2010	3166967	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,660.50	\$1,661						\$1,661															\$1,661	\$3,321
D2010	3166935	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	3	EA	\$1,217.70	\$3,653						\$3,653																\$3,653
D2010	3166962	Toilet, Commercial Water Closet, Replace	30	25	5	3	EA	\$1,439.10	\$4,317						\$4,317																\$4,317
D2010	3166933	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	\$1,328.40	\$1,328									\$1,328													\$1,328
D3050	3166941	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,963.00	\$9,963			\$9,963																			\$9,963
D3050	3166949	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3166963	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$16,605.00	\$16,605			\$16,605																			\$16,605
D3050	3166945	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303			\$8,303																			\$8,303
D3050	3166947	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303			\$8,303																			\$8,303
D3050	3166936	HVAC System, Ductwork, Medium Density, Replace	30	20	10	6000	SF	\$4.43	\$26,568										\$26,568												\$26,568
D3050	3166927	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$6,088.50	\$6,089																			\$6,089			\$6,089
D3050	3166954	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$6,088.50	\$6,089																			\$6,089			\$6,089
D3060	3166940	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	2	EA	\$1,328.40	\$2,657			\$2,657																			\$2,657



Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D5020	3166923	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA		\$6,642.00	\$6,642									\$6,642													\$6,642
D5020	3166951	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA		\$6,642.00	\$6,642									\$6,642													\$6,642
D5040	3166938	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	6000	SF		\$8.86	\$53,136																\$53,136						\$53,136
D7030	3166926	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	6000	SF		\$2.21	\$13,284															\$13,284							\$13,284
D7050	3166965	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	6000	SF		\$3.32	\$19,926																\$19,926						\$19,926
E2010	3166957	Casework, Countertop, Plastic Laminate, Replace	15	10	5	150	LF		\$55.35	\$8,303						\$8,303														\$8,303		\$8,303
E2010	3166946	Casework, Cabinetry Economy, Replace	20	15	5	150	LF		\$193.73	\$29,059						\$29,059																\$29,059
E2010	3166955	Casework, Countertop, Solid Surface, Replace	40	25	15	30	LF		\$121.77	\$3,653																\$3,653						\$3,653
Totals, Unescalated											\$0	\$0	\$55,350	\$42,509	\$16,273	\$59,701	\$0	\$0	\$30,602	\$0	\$84,796	\$0	\$27,365	\$39,852	\$13,284	\$112,582	\$73,062	\$0	\$95,140	\$0	\$9,963	\$660,478
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$58,721	\$46,451	\$18,315	\$69,209	\$0	\$0	\$38,766	\$0	\$113,959	\$0	\$39,016	\$58,524	\$20,093	\$175,399	\$117,243	\$0	\$161,969	\$0	\$17,994	\$935,659

Vail Ranch Middle / Building 200

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B2010	3166981	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	2	8	7260	SF		\$3.54	\$25,718									\$25,718										\$25,718			\$51,436
B2020	3166980	Storefront, Glazing & Framing, Replace	30	20	10	450	SF		\$60.89	\$27,398											\$27,398											\$27,398
B2050	3167004	Exterior Door, Steel, Standard, Replace	40	25	15	20	EA		\$664.20	\$13,284															\$13,284							\$13,284
B3010	3167000	Roofing, Metal, Replace	40	25	15	2200	SF		\$14.39	\$31,660															\$31,660							\$31,660
B3010	3166998	Roofing, Modified Bitumen, Replace	20	2	18	11730	SF		\$11.07	\$129,851																		\$129,851				\$129,851
B3060	3166968	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	4	EA		\$1,439.10	\$5,756						\$5,756																\$5,756
C1030	3166979	Interior Door, Steel, Standard, Replace	40	25	15	16	EA		\$664.20	\$10,627															\$10,627							\$10,627
C1030	3166995	Door Hardware, School, per Door, Replace	30	12	18	36	EA		\$442.80	\$15,941																		\$15,941				\$15,941
C1070	3167003	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	5865	SF		\$3.87	\$22,724					\$22,724																	\$22,724
C1090	3166997	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	6	EA		\$830.25	\$4,982															\$4,982							\$4,982
C2010	3166973	Wall Finishes, Ceramic Tile, Replace	40	28	12	1502	SF		\$19.93	\$29,929													\$29,929									\$29,929
C2010	3166974	Wall Finishes, any surface, Prep & Paint	10	5	5	5630	SF		\$1.66	\$9,349						\$9,349									\$9,349							\$9,349
C2030	3166996	Flooring, Ceramic Tile, Replace	40	28	12	1760	SF		\$19.93	\$35,070													\$35,070									\$35,070
C2030	3166976	Flooring, Laminate Faux Wood, Replace	15	3	12	2346	SF		\$7.75	\$18,179													\$18,179									\$18,179
C2030	3167005	Flooring, Carpet, Commercial Standard, Replace	10	7	3	6452	SF		\$8.30	\$53,568				\$53,568										\$53,568								\$107,135
C2050	3167008	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4105	SF		\$2.21	\$9,088						\$9,088									\$9,088							\$18,177
D2010	3166994	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	11730	SF		\$12.18	\$142,836																\$142,836						\$142,836
D2010	3166993	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA		\$1,660.50	\$1,661						\$1,661														\$1,661		\$3,321
D2010	3166983	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	4	EA		\$1,217.70	\$4,871						\$4,871																\$4,871
D2010	3166985	Toilet, Commercial Water Closet, Replace	30	25	5	6	EA		\$1,439.10	\$8,635						\$8,635																\$8,635
D3050	3167001	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA		\$9,963.00	\$9,963			\$9,963																			\$9,963
D3050	3166977	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA		\$9,963.00	\$9,963			\$9,963																			\$9,963
D3050	3166978	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA		\$16,605.00	\$16,605			\$16,605																			\$16,605
D3050	3166972	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA		\$9,963.00	\$9,963			\$9,963																			\$9,963
D3050	3167007	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA		\$16,605.00	\$16,605			\$16,605																			\$16,605
D3050	3166990	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA		\$9,963.00	\$9,963			\$9,963																			\$9,963
D3050	3167010	HVAC System, Ductwork, Medium Density, Replace	30	20	10	11730	SF		\$4.43	\$51,940											\$51,940											\$51,940
D3050	3166975	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA		\$8,302.50	\$8,303																			\$8,303			\$8,303
D3050	3166982	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA		\$6,088.50	\$6,089																			\$6,089			\$6,089
D3060	3166992	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	2	EA		\$1,328.40	\$2,657				\$2,657																		\$2,657
D5020	3167002	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA		\$33,210.00	\$33,210									\$33,210													\$33,210
D5020	3166986	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA		\$6,642.00	\$6,642									\$6,642													\$6,642
D5020	3167006	Switchboard, 120/208 V, Replace	40	25	15	1	EA		\$73,062.00	\$73,062															\$73,062							\$73,062
D5020	3166999	Switchboard, 277/480 V, Replace	40	25	15	1	EA		\$99,630.00	\$99,630															\$99,630							\$99,630
D5040	3166984	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	11730	SF		\$8.86	\$103,881															\$103,881							\$103,881
D7030	3166971	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	11730	SF		\$2.21	\$25,970															\$25,970							\$25,970
D7050	3167011	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA		\$16,605.00	\$16,605									\$16,605													\$16,605
D7050	3166991	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	11730	SF		\$3.32	\$38,955															\$38,955							\$38,955
E2010	3166987	Casework, Cabinetry Economy, Replace	20	15	5	200	LF		\$193.73	\$38,745						\$38,745																\$38,745
E2010	3167012	Casework, Countertop, Plastic Laminate, Replace	15	10	5	200	LF		\$55.35	\$11,070						\$11,070														\$11,070		\$22,140
Totals, Unescalated											\$0	\$0	\$73,062	\$56,225	\$22,724	\$89,174	\$0	\$0	\$82,175	\$0	\$79,339	\$0	\$83,178	\$53,568	\$25,970	\$394,518	\$142,836	\$0	\$185,901	\$0	\$12,731	\$1,301,400
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$77,511	\$61,438	\$25,576	\$103,378	\$0	\$0	\$104,097	\$0	\$106,625	\$0	\$118,592	\$78,666	\$39,282	\$614,646	\$229,210	\$0	\$316,484	\$0	\$22,993	\$1,898,497

Vail Ranch Middle / Building 300																																
Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	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	3167021	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	2	8	7380	SF	\$3.54	\$26,143									\$26,143										\$26,143				\$52,286
B2020	3167034	Storefront, Glazing & Framing, Replace	30	20	10	1200	SF	\$60.89	\$73,062											\$73,062												\$73,062
B2050	3167040	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor, Replace	30	15	15	2	EA	\$12,177.00	\$24,354																\$24,354							\$24,354
B2050	3167058	Exterior Door, Steel, Standard, Replace	40	25	15	14	EA	\$664.20	\$9,299																\$9,299							\$9,299
B3010	3167023	Roofing, Metal, Replace	40	25	15	3540	SF	\$14.39	\$50,944																\$50,944							\$50,944
B3010	3167057	Roofing, Modified Bitumen, Replace	20	2	18	14800	SF	\$11.07	\$163,836																			\$163,836				\$163,836
B3060	3167051	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	8	EA	\$1,439.10	\$11,513						\$11,513																	\$11,513
C1010	3167041	Movable Partitions, Large Divider Wall, Replace	25	15	10	600	LF	\$58.31	\$34,983											\$34,983												\$34,983
C1030	3167026	Interior Door, Steel, Standard, Replace	40	25	15	20	EA	\$664.20	\$13,284																\$13,284							\$13,284
C1030	3167059	Door Hardware, School, per Door, Replace	30	12	18	34	EA	\$442.80	\$15,055																			\$15,055				\$15,055
C1070	3167029	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	14060	SF	\$3.87	\$54,475					\$54,475																		\$54,475
C1090	3167031	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	4	EA	\$830.25	\$3,321																\$3,321							\$3,321
C2010	3167013	Wall Finishes, Ceramic Tile, Replace	40	28	12	592	SF	\$19.93	\$11,796													\$11,796										\$11,796
C2010	3167014	Wall Finishes, any surface, Prep & Paint	10	5	5	740	SF	\$1.66	\$1,229						\$1,229										\$1,229							\$2,458
C2010	3167036	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	23	2	14060	SF	\$8.86	\$124,515			\$124,515																				\$124,515
C2030	3167052	Flooring, Ceramic Tile, Replace	40	28	12	2960	SF	\$19.93	\$58,981													\$58,981										\$58,981
C2030	3167054	Flooring, Carpet, Commercial Standard, Replace	10	7	3	11840	SF	\$8.30	\$98,302				\$98,302										\$98,302									\$196,603
C2050	3167048	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	740	SF	\$2.21	\$1,638						\$1,638										\$1,638							\$3,277
D2010	3167024	Water Heater, Electric, Residential, Replace	15	1	14	1	EA	\$996.30	\$996															\$996								\$996
D2010	3167015	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	14800	SF	\$12.18	\$180,220																	\$180,220						\$180,220
D2010	3167044	Toilet, Commercial Water Closet, Replace	30	25	5	4	EA	\$1,439.10	\$5,756						\$5,756																	\$5,756
D2010	3167050	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	3	EA	\$1,217.70	\$3,653						\$3,653																	\$3,653
D2010	3167061	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	15	EA	\$1,328.40	\$19,926									\$19,926														\$19,926
D2010	3167020	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$885.60	\$886																							\$886
D3050	3167062	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167046	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167030	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167042	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167032	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167043	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167033	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167016	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167022	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167053	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167039	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167060	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167045	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167028	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																				\$12,177
D3050	3167035	HVAC System, Ductwork, Medium Density, Replace	30	20	10	14800	SF	\$4.43	\$65,534											\$65,534												\$65,534
D3060	3167038	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	2	EA	\$1,328.40	\$2,657				\$2,657																			\$2,657
D5040	3167017	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	14800	SF	\$8.86	\$131,069																\$131,069							\$131,069
D7030	3167027	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	14800	SF	\$2.21	\$32,767															\$32,767								\$32,767
D7050	3167049	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	14800	SF	\$3.32	\$49,151																\$49,151							\$49,151
E2010	3167018	Casework, Countertop, Plastic Laminate, Replace	15	10																												

Vail Ranch Middle / Building 400																																	
Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
B2010	3167087	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	2	8	6600	SF	\$3.54	\$23,380										\$23,380										\$23,380				\$46,760
B2020	3167083	Storefront, Glazing & Framing, Replace	30	20	10	960	SF	\$60.89	\$58,450												\$58,450												\$58,450
B2050	3167072	Exterior Door, Steel, Standard, Replace	40	25	15	12	EA	\$664.20	\$7,970																	\$7,970							\$7,970

Unifomat CodeID		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	3167078	Roofing, Metal, Replace	40	25	15	2580	SF	\$14.39	\$37,129															\$37,129							\$37,129
B3010	3167086	Roofing, Modified Bitumen, Replace	20	2	18	12915	SF	\$11.07	\$142,969																		\$142,969				\$142,969
B3060	3167077	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	8	EA	\$1,439.10	\$11,513					\$11,513																	\$11,513
C1010	3167104	Movable Partitions, Large Divider Wall, Replace	25	15	10	600	LF	\$58.31	\$34,983										\$34,983												\$34,983
C1030	3167067	Interior Door, Steel, Standard, Replace	40	25	15	16	EA	\$664.20	\$10,627															\$10,627							\$10,627
C1030	3167071	Door Hardware, School, per Door, Replace	30	12	18	28	EA	\$442.80	\$12,398																		\$12,398				\$12,398
C1070	3167069	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	12270	SF	\$3.87	\$47,540					\$47,540																	\$47,540
C2010	3167088	Wall Finishes, Ceramic Tile, Replace	40	28	12	515	SF	\$19.93	\$10,262												\$10,262										\$10,262
C2030	3167103	Flooring, Ceramic Tile, Replace	40	28	12	2583	SF	\$19.93	\$51,469												\$51,469										\$51,469
C2030	3167100	Flooring, Carpet, Commercial Standard, Replace	10	7	3	10332	SF	\$8.30	\$85,781				\$85,781									\$85,781									\$171,563
C2050	3167085	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	645	SF	\$2.21	\$1,428					\$1,428									\$1,428								\$2,856
D2010	3167089	Water Heater, Electric, Residential, Replace	15	1	14	1	EA	\$719.55	\$720														\$720								\$720
D2010	3167082	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	12915	SF	\$12.18	\$157,266																\$157,266						\$157,266
D2010	3167066	Toilet, Commercial Water Closet, Replace	30	25	5	1	EA	\$1,439.10	\$1,439					\$1,439																	\$1,439
D2010	3167068	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	1	EA	\$1,217.70	\$1,218					\$1,218																	\$1,218
D2010	3167101	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	10	EA	\$1,328.40	\$13,284									\$13,284													\$13,284
D3050	3167097	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167091	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167075	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167080	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,963.00	\$9,963			\$9,963																			\$9,963
D3050	3167102	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167094	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167063	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167092	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167070	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167064	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167096	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167098	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177			\$12,177																			\$12,177
D3050	3167073	HVAC System, Ductwork, Medium Density, Replace	30	20	10	12915	SF	\$4.43	\$57,188										\$57,188												\$57,188
D3060	3167095	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	\$1,328.40	\$1,328				\$1,328																		\$1,328
D5040	3167099	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	12915	SF	\$8.86	\$114,375															\$114,375							\$114,375
D7030	3167084	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	12915	SF	\$2.21	\$28,594														\$28,594								\$28,594
D7050	3167079	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	12915	SF	\$3.32	\$42,891															\$42,891							\$42,891
E2010	3167090	Casework, Countertop, Plastic Laminate, Replace	15	10	5	180	LF	\$55.35	\$9,963					\$9,963															\$9,963		\$9,963
E2010	3167074	Casework, Cabinetry Economy, Replace	20	15	5	180	LF	\$193.73	\$34,871					\$34,871																	\$34,871
G4050	3167081	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	2	EA	\$442.80	\$886																\$886						\$886
Totals, Unescalated										\$0	\$0	\$143,910	\$87,110	\$47,540	\$60,431	\$0	\$0	\$36,664	\$0	\$150,621	\$0	\$61,731	\$85,781	\$29,313	\$215,306	\$157,266	\$0	\$178,747	\$0	\$9,963	\$1,264,383
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$152,674	\$95,187	\$53,507	\$70,056	\$0	\$0	\$46,445	\$0	\$202,422	\$0	\$88,013	\$125,973	\$44,339	\$335,440	\$252,366	\$0	\$304,305	\$0	\$17,994	\$1,788,721

Vail Ranch Middle / Building 500

Unifomat CodeID		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	3167139	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	2	8	8280	SF	\$3.54	\$29,331									\$29,331									\$29,331				\$58,662
B2020	3167144	Storefront, Glazing & Framing, Replace	30	20	10	1200	SF	\$60.89	\$73,062											\$73,062											\$73,062
B2050	3167162	Exterior Door, Steel, Standard, Replace	40	25	15	15	EA	\$664.20	\$9,963															\$9,963							\$9,963
B3010	3167112	Roofing, Metal, Replace	40	25	15	3920	SF	\$14.39	\$56,413															\$56,413							\$56,413
B3010	3167155	Roofing, Modified Bitumen, Replace	20	2	18	16315	SF	\$11.07	\$180,607																		\$180,607				\$180,607
B3060	3167168	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	8	EA	\$1,439.10	\$11,513					\$11,513																	\$11,513
C1010	3167148	Movable Partitions, Large Divider Wall, Replace	25	15	10	400	LF	\$58.31	\$23,322											\$23,322											\$23,322
C1030	3167126	Interior Door, Steel, Standard, Replace	40	25	15	20	EA	\$664.20	\$13,284															\$13,284							\$13,284
C1030	3167108	Door Hardware, School, per Door, Replace	30	12	18	35	EA	\$442.80	\$15,498																		\$15,498				\$15,498
C1070	3167119	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	15500	SF	\$3.87	\$60,055					\$60,055																	\$60,055
C1090	3167105	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	7	EA	\$553.50	\$3,875											\$3,875											\$3,875
C2010	3167140	Wall Finishes, Ceramic Tile, Replace	40	28	12	652	SF	\$19.93	\$12,992													\$12,992									\$12,992
C2030	3167128	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	815	SF	\$1.66	\$1,353						\$1,353										\$1,353						\$2,707
C2030	3167164	Flooring, Ceramic Tile, Replace	40	28	12	408	SF	\$19.93	\$8,130													\$8,130									\$8,130
C2030	3167150	Flooring, Vinyl Tile (VCT), Replace	15	10	5	11828	SF	\$5.54	\$65,468						\$65,468														\$65,468		\$65,468

Unifomat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
C2030	3167117	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3263	SF	\$8.30	\$27,091				\$27,091										\$27,091								\$54,182	
C2050	3167138	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	408	SF	\$2.21	\$903						\$903									\$903								\$1,807
D2010	3167163	Pump, Circulation, Domestic Water, Replace	15	7	8	1	EA	\$2,878.20	\$2,878									\$2,878														\$2,878
D2010	3167153	Water Heater, Gas, Commercial (400 MBH), Replace	20	7	13	1	EA	\$24,354.00	\$24,354													\$24,354										\$24,354
D2010	3167124	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	16315	SF	\$12.18	\$198,668																\$198,668							\$198,668
D2010	3167161	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	1	EA	\$1,217.70	\$1,218						\$1,218																	\$1,218
D2010	3167167	Toilet, Commercial Water Closet, Replace	30	25	5	1	EA	\$1,439.10	\$1,439						\$1,439																	\$1,439
D2010	3167151	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	23	EA	\$1,328.40	\$30,553									\$30,553														\$30,553
D2010	3167146	Emergency Plumbing Fixtures, Eye Wash, Replace	20	10	10	1	EA	\$1,660.50	\$1,661											\$1,661												\$1,661
D2010	3167135	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	10	10	1	EA	\$2,546.10	\$2,546											\$2,546												\$2,546
D2010	3167166	Emergency Plumbing Fixtures, Eye Wash, Replace	20	10	10	1	EA	\$1,660.50	\$1,661											\$1,661												\$1,661
D2010	3167145	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$885.60	\$886											\$886												\$886
D2010	3167111	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	18	12	28	EA	\$1,217.70	\$34,096												\$34,096											\$34,096
D3050	3167114	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$16,605.00	\$16,605				\$16,605																			\$16,605
D3050	3167120	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177				\$12,177																			\$12,177
D3050	3167106	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177				\$12,177																			\$12,177
D3050	3167141	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303				\$8,303																			\$8,303
D3050	3167147	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$16,605.00	\$16,605				\$16,605																			\$16,605
D3050	3167125	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$16,605.00	\$16,605				\$16,605																			\$16,605
D3050	3167116	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$16,605.00	\$16,605				\$16,605																			\$16,605
D3050	3167137	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$16,605.00	\$16,605				\$16,605																			\$16,605
D3050	3167136	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177				\$12,177																			\$12,177
D3050	3167157	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$12,177.00	\$12,177				\$12,177																			\$12,177
D3050	3167123	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$16,605.00	\$16,605				\$16,605																			\$16,605
D3050	3167149	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$16,605.00	\$16,605				\$16,605																			\$16,605
D3050	3167165	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303				\$8,303																			\$8,303
D3050	3167129	HVAC System, Ductwork, Medium Density, Replace	30	20	10	16315	SF	\$4.43	\$72,243											\$72,243												\$72,243
D3050	3167156	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$6,088.50	\$6,089																				\$6,089			\$6,089
D3050	3167130	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$6,088.50	\$6,089																				\$6,089			\$6,089
D3060	3167160	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,549.80	\$1,550				\$1,550																			\$1,550
D3060	3167121	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,549.80	\$1,550				\$1,550																			\$1,550
D3060	3167131	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	5	EA	\$1,328.40	\$6,642				\$6,642																			\$6,642
D3060	3167152	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	2	EA	\$2,656.80	\$5,314						\$5,314																	\$5,314
D5020	3167143	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$6,642.00	\$6,642									\$6,642														\$6,642
D5040	3167159	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	16315	SF	\$8.86	\$144,486																\$144,486							\$144,486
D7030	3167110	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	16315	SF	\$2.21	\$36,121														\$36,121									\$36,121
D7050	3167115	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	16315	SF	\$3.32	\$54,182																\$54,182							\$54,182
E1040	3167107	Laboratory Equipment, Dishwasher, Replace	10	6	4	1	EA	\$6,376.32	\$6,376					\$6,376										\$6,376								\$12,753
E1040	3167113	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	5	10	1	EA	\$3,099.60	\$3,100											\$3,100												\$3,100
E1060	3167109	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	7	8	2	EA	\$1,549.80	\$3,100									\$3,100														\$3,100
E1060	3167154	Residential Appliances, Range, Electric, Replace	15	3	12	5	EA	\$686.34	\$3,432													\$3,432										\$3,432
E2010	3167132	Casework, Cabinetry Economy, Replace	20	15	5	420	LF	\$193.73	\$81,365						\$81,365																	\$81,365
E2010	3167118	Casework, Countertop, Plastic Laminate, Replace	15	10	5	120	LF	\$55.35	\$6,642						\$6,642															\$6,642		\$13,284
E2010	3167158	Casework, Countertop, Solid Surface, Replace	40	28	12	300	LF	\$121.77	\$36,531												\$36,531											\$36,531
G4050	316713																															

Vail Ranch Middle / Building 600																																	
Unifomat Code	ID	Cost Description	Lifespan (EUL)	EA	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	3167464	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	2	8	8280	SF	\$3.54	\$29,331									\$29,331										\$29,331				\$58,662	
B2020	3167499	Window, Steel, 16-25 SF, Replace	30	20	10	16	EA	\$1,881.90	\$30,110											\$30,110												\$30,110	
B2020	3167530	Storefront, Glazing & Framing, Replace	30	20	10	1600	SF	\$60.89	\$97,416											\$97,416												\$97,416	
B2050	3167488	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	22	8	1	EA	\$1,439.10	\$1,439									\$1,439														\$1,439	
B2050	3167504	Exterior Door, Steel, Standard, Replace	40	25	15	16	EA	\$664.20	\$10,627																\$10,627							\$10,627	
B3010	3167541	Roofing, Metal, Replace	40	25	15	5785	SF	\$14.39	\$83,252																\$83,252							\$83,252	

Uniformat CodeID		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	3167462	Roofing, Modified Bitumen, Replace	20	2	18	11430	SF	\$11.07	\$126,530																			\$126,530			\$126,530
B3060	3167503	Roof Hatch, Metal, Replace	30	30	0	3	EA	\$1,439.10	\$4,317	\$4,317																					\$4,317
C1030	3167476	Interior Door, Steel, Standard, Replace	40	25	15	15	EA	\$664.20	\$9,963															\$9,963							\$9,963
C1030	3167537	Door Hardware, School, per Door, Replace	30	12	18	31	EA	\$442.80	\$13,727																		\$13,727				\$13,727
C1070	3167528	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	9825	SF	\$3.87	\$38,067					\$38,067																	\$38,067
C1070	3167501	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	6046	SF	\$3.87	\$23,425						\$23,425																\$23,425
C2010	3167508	Wall Finishes, Ceramic Tile, Replace	40	28	12	545	SF	\$19.93	\$10,860												\$10,860										\$10,860
C2010	3167506	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	2720	SF	\$17.71	\$48,177					\$48,177																	\$48,177
C2010	3167461	Wall Finishes, any surface, Prep & Paint	10	5	5	2176	SF	\$1.66	\$3,613						\$3,613									\$3,613							\$7,226
C2010	3167529	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	23	2	4081	SF	\$8.86	\$36,141			\$36,141																			\$36,141
C2030	3167497	Flooring, Ceramic Tile, Replace	40	28	12	225	SF	\$19.93	\$4,483												\$4,483										\$4,483
C2030	3167478	Flooring, Vinyl Tile (VCT), Replace	15	14	1	400	SF	\$16.61	\$6,642		\$6,642															\$6,642					\$13,284
C2030	3167509	Flooring, Vinyl Tile (VCT), Replace	15	10	5	9825	SF	\$5.54	\$54,381						\$54,381														\$54,381		\$108,763
C2030	3167459	Flooring, Vinyl Sheeting, Replace	15	10	5	1285	SF	\$7.75	\$9,957						\$9,957														\$9,957		\$19,915
C2030	3167454	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3023	SF	\$8.30	\$25,098				\$25,098									\$25,098									\$50,197
C2050	3167487	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	755	SF	\$2.21	\$1,672						\$1,672									\$1,672							\$3,343
D1010	3167513	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	22	3	1	EA	\$18,819.00	\$18,819				\$18,819																		\$18,819
D2010	3167494	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$719.55	\$720				\$720															\$720			\$1,439
D2010	3167456	Water Heater, Gas, Commercial (200 MBH), Replace	20	0	20	1	EA	\$18,376.20	\$18,376																				\$18,376		\$18,376
D2010	3167474	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	15115	SF	\$12.18	\$184,055																	\$184,055					\$184,055
D2010	3167516	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	2	EA	\$1,217.70	\$2,435						\$2,435																\$2,435
D2010	3167480	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,660.50	\$1,661						\$1,661														\$1,661		\$3,321
D2010	3167511	Toilet, Commercial Water Closet, Replace	30	25	5	1	EA	\$1,439.10	\$1,439						\$1,439																\$1,439
D2010	3167533	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	\$1,328.40	\$1,328									\$1,328													\$1,328
D2010	3167502	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,767.50	\$2,768											\$2,768											\$2,768
D2010	3167481	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	20	10	1	EA	\$1,771.20	\$1,771											\$1,771											\$1,771
D2010	3167498	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	2	EA	\$885.60	\$1,771											\$1,771											\$1,771
D3050	3167525	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$16,605.00	\$16,605			\$16,605																			\$16,605
D3050	3167542	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,963.00	\$9,963			\$9,963																			\$9,963
D3050	3167507	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	\$38,745.00	\$38,745				\$38,745																		\$38,745
D3050	3167540	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	\$38,745.00	\$38,745				\$38,745																		\$38,745
D3050	3167517	HVAC System, Ductwork, Medium Density, Replace	30	20	10	15115	SF	\$4.43	\$66,929											\$66,929											\$66,929
D3050	3167457	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$22,140.00	\$22,140																			\$22,140			\$22,140
D3050	3167483	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$22,140.00	\$22,140																			\$22,140			\$22,140
D3050	3167534	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$6,088.50	\$6,089																			\$6,089			\$6,089
D3050	3167486	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$6,088.50	\$6,089																			\$6,089			\$6,089
D3050	3167484	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$22,140.00	\$22,140																			\$22,140			\$22,140
D3050	3167493	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$22,140.00	\$22,140																			\$22,140			\$22,140
D3050	3167471	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$16,605.00	\$16,605																			\$16,605			\$16,605
D3050	3167515	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$22,140.00	\$22,140																			\$22,140			\$22,140
D3060	3167466	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	1	EA	\$1,328.40	\$1,328		\$1,328																				\$1,328
D3060	3167543	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	3	EA	\$1,328.40	\$3,985				\$3,985																		\$3,985
D3060	3167467	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	10	10	1	EA	\$4,428.00	\$4,428											\$4,428											\$4,428
D3060	3167538	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	10	10	1	EA	\$4,428.00	\$4,428											\$4,428											\$4,428
D3060	3167491	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$1,660.50	\$1,661				\$1,661																		\$1,661
D3060	3167518	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$1,660.50	\$1,661				\$1,661																		\$1,661
D3060	3167536	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$1,660.50	\$1,661				\$1,661																		\$1,661
D3060	3167490	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$1,660.50	\$1,661				\$1,661																		\$1,661
D4010	3167485	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	12	8	20	LF	\$442.80	\$8,856									\$8,856													\$8,856
D5010	3167458	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$13,284.00	\$13,284						\$13,284																\$13,284
D5020	3167482	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$22,140.00	\$22,140						\$22,140																\$22,140
D5020	3167472	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$7,416.90	\$7,417						\$7,417																\$7,417
D5020	3167532	Switchboard, 277/480 V, Replace	40	25	15	1	EA	\$132,840.00	\$132,840												\$132,840										\$132,840
D5020	3167523	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$7,749.00	\$7,749						\$7,749																\$7,749
D5040	3167463	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	15115	SF	\$8.86	\$133,858															\$133,858							\$133,858
D7030	3167535	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	15115	SF	\$2.21	\$33,465														\$33,465								\$33,465







Unifomat CodeID		Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost * Subtotal		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D3030	3167298	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167272	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167277	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167286	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167276	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167289	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167283	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167288	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167292	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167297	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167291	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D3030	3167282	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,974.10	\$6,974				\$6,974																		\$6,974
D5040	3167284	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	11520	SF	\$8.86	\$102,021																\$102,021						\$102,021
D7050	3167278	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	5	15	11520	SF	\$3.32	\$38,258																\$38,258						\$38,258
G4050	3167293	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	12	EA	\$442.80	\$5,314			\$5,314																			\$5,314
Totals, Unescalated										\$31,461	\$0	\$5,314	\$179,334	\$0	\$44,634	\$0	\$64,560	\$0	\$0	\$66,420	\$0	\$0	\$95,645	\$0	\$355,480	\$0	\$64,560	\$7,970	\$207,230	\$0	\$1,122,609
Totals, Escalated (3.0% inflation, compounded annually)										\$31,461	\$0	\$5,637	\$195,963	\$0	\$51,743	\$0	\$79,401	\$0	\$0	\$89,263	\$0	\$0	\$140,458	\$0	\$553,826	\$0	\$106,708	\$13,569	\$363,380	\$0	\$1,631,409

Vail Ranch Middle / Portables 700-706

Unifomat CodeID		Cost Description	Lifespan (EUL)	EA	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	3167571	Exterior Walls, Wood Clapboard Siding, 1-2 Story Building, Repair	0	0	0	600	SF	\$32.10	\$19,262	\$19,262																					\$19,262
B2010	3167563	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	12400	SF	\$3.32	\$41,180						\$41,180									\$41,180							\$82,361
B2010	3167568	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	2	8	800	SF	\$3.54	\$2,834									\$2,834										\$2,834			\$5,668
B2010	3167588	Exterior Walls, Wood Clapboard Siding, 1-2 Story Building, Replace	30	18	12	12400	SF	\$11.07	\$137,268												\$137,268										\$137,268
B2020	3167592	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	23	7	14	EA	\$1,051.65	\$14,723								\$14,723														\$14,723
B2050	3167583	Exterior Door, Steel, Standard, Replace	40	39	1	1	EA	\$664.20	\$664		\$664																				\$664
B2050	3167580	Exterior Door, Steel, Standard, Replace	40	23	17	11	EA	\$664.20	\$7,306																		\$7,306				\$7,306
B3010	3167562	Roofing, Metal, Replace	40	23	17	9000	SF	\$14.39	\$129,519																	\$129,519					\$129,519
C1030	3167576	Door Hardware, School, per Door, Replace	30	12	18	12	EA	\$442.80	\$5,314																			\$5,314			\$5,314
C1070	3167587	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	7200	SF	\$3.87	\$27,896			\$27,896																			\$27,896
C1090	3167584	Toilet Partitions, Metal, Replace	20	19	1	7	EA	\$940.95	\$6,587		\$6,587																				\$6,587
C2030	3167585	Flooring, Vinyl Sheeting, Replace	15	12	3	480	SF	\$7.75	\$3,720				\$3,720															\$3,720			\$7,439
C2030	3167579	Flooring, Carpet, Commercial Standard, Replace	10	7	3	6720	SF	\$8.30	\$55,793				\$55,793									\$55,793									\$111,586
D2010	3167589	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	7200	SF	\$12.18	\$87,674																		\$87,674				\$87,674
D2010	3167575	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	7	EA	\$1,328.40	\$9,299								\$9,299														\$9,299
D3030	3167590	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,088.50	\$6,089				\$6,089																		\$6,089
D3030	3167561	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,088.50	\$6,089				\$6,089																		\$6,089
D3030	3167577	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,088.50	\$6,089				\$6,089																		\$6,089
D3030	3167581	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,088.50	\$6,089				\$6,089																		\$6,089
D3030	3167578	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,088.50	\$6,089				\$6,089																		\$6,089
D3030	3167586	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,088.50	\$6,089				\$6,089																		\$6,089
D3030	3167572	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,088.50	\$6,089				\$6,089																		\$6,089
D5020	3167591	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$27,675.00	\$27,675									\$27,675													\$27,675
D5020	3167565	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$17,712.00	\$17,712									\$17,712													\$17,712
D5020	3167567	Switchboard, 120/208 V, Replace	40	23	17	1	EA	\$55,350.00	\$55,350																		\$55,350				\$55,350
D5020	3167570	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$6,642.00	\$6,642									\$6,642													\$6,642
D5030	3167569	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	7200	SF	\$2.77	\$19,926																		\$19,926				\$19,926
D5040	3167564	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	7200	SF	\$8.86	\$63,763																\$63,763						\$63,763
D7050	3167574	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	7200	SF	\$3.32	\$23,911																\$23,911						\$23,911
G4050	3167566	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	9	EA	\$442.80	\$3,985			\$3,985																			\$3,985
P2030	3167582	Consultant, Environmental, Remediation of Suspect Fungal Growth, Replace	0	0	0	500	SF	\$33.21	\$16,605	\$16,605																					\$16,605
Totals, Unescalated										\$35,867	\$7,251	\$31,882	\$102,132	\$0	\$41,180	\$0	\$24,022	\$54,863	\$0	\$0	\$0	\$137,268	\$55,793	\$0	\$128,855	\$0	\$299,776	\$11,867	\$0	\$0	\$930,755
Totals, Escalated (3.0% inflation, compounded annually)										\$35,867	\$7,468	\$33,823	\$111,602	\$0	\$47,739	\$0	\$29,544	\$69,499	\$0	\$0	\$0	\$195,711	\$81,934	\$0	\$200,752	\$0	\$495,483	\$20,203	\$0	\$0	\$1,329,625

Vail Ranch Middle / Portables 707-719

Unifomat CodeID		Cost Description	Lifespan (EUL)	EA	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
-----------------	--	------------------	----------------	----	-----	----------	------	----------------------	--	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	----------------------------



Unif	format	Code	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
G4050		3167635		Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20		17	3	4	EA	\$4,428.00	\$17,712				\$17,712																		\$17,712
G4050		3167617		Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20		2	18	10	EA	\$7,527.60	\$75,276																			\$75,276			\$75,276
G4050		3167620		Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20		2	18	4	EA	\$7,527.60	\$30,110																			\$30,110			\$30,110
Totals, Unescalated													\$2,491	\$10,710	\$0	\$112,582	\$22,516	\$168,264	\$10,710	\$0	\$87,553	\$22,516	\$16,052	\$10,710	\$0	\$0	\$22,516	\$359,775	\$10,710	\$0	\$1,311,596	\$22,516	\$0	\$2,191,218
Totals, Escalated (3.0% inflation, compounded annually)													\$2,491	\$11,032	\$0	\$123,021	\$25,342	\$195,064	\$12,789	\$0	\$110,909	\$29,379	\$21,572	\$14,825	\$0	\$0	\$34,058	\$560,518	\$17,187	\$0	\$2,232,904	\$39,483	\$0	\$3,430,573



## Appendix G:

### Equipment Inventory List

---



D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3167173	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Vail Ranch Middle / Building 800	810 Office	National Wheel-O-Vator Company	BC-42	22568-1	1994	50000063	
2	3167513	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Vail Ranch Middle / Building 600	606 Stage	National Wheel-O-Vator Company	C-42	22566-1	1994	50004993	
3	3167207	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Vail Ranch Middle / Building 800	804 Office	National Wheel-O-Vator Company	-42	22567-I	1994	50000064	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3167185	D2010	Pump	Circulation, Domestic Water	0.125 HP	Vail Ranch Middle / Building 800	819 Fire Sprinkler Riser	Bell & Gossett	189105LF	No tag/plate found		50000067	
2	3166942	D2010	Pump	Circulation, Domestic Water	.125 HP	Vail Ranch Middle / Building 100	115 - Fire Riser Room	Bell & Gossett	189034LF	No tag/plate found		50004902	
3	3167163	D2010	Pump	Circulation, Domestic Water	0.125 HP	Vail Ranch Middle / Building 500	510 Mechanical	Bell & Gossett	Inaccessible	Inaccessible		50004990	
4	3167608	D2010	Pump	Circulation/Booster, Domestic Water	7.5 HP	Vail Ranch Middle / Site Site		TIGERFLOW	ES-3000-JC-VFD	263245		50000021	
5	3167264	D2010	Water Heater	Electric, Instant Hot		Vail Ranch Middle / Portables 707-719	Restrooms						4
6	3167024	D2010	Water Heater	Electric, Residential	30 GAL	Vail Ranch Middle / Building 300	314 Fire Sprinkler Riser	A. O. Smith	DEL-30110	2023119643168	2020	50004992	
7	3167494	D2010	Water Heater	Electric, Residential	20 GAL	Vail Ranch Middle / Building 600	608 Custodial Room	State Industries, Inc.	SB6 20 3 NFE	03488		50004994	
8	3166964	D2010	Water Heater	Electric, Residential	30 GAL	Vail Ranch Middle / Building 100	115 - Fire Riser Room	Bradford White	LD30R33G00	LH34870991-09	2014	50004901	
9	3167089	D2010	Water Heater	Electric, Residential	20 GAL	Vail Ranch Middle / Building 400	412 Fire Sprinkler Riser	A. O. Smith	DEL-20 102	2002117750497	2020	50004991	
10	3167186	D2010	Water Heater	Gas, Commercial (200 MBH)	200 GAL	Vail Ranch Middle / Building 800	819 Fire Sprinkler Riser	A. O. Smith	BTN 200 108	A07M007822	2007	50000066	
11	3167456	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Vail Ranch Middle / Building 600	615 Mechanical	A. O. Smith	BTL-199 200	2116124015682	2021	50004997	
12	3167153	D2010	Water Heater	Gas, Commercial (400 MBH)	100 GAL	Vail Ranch Middle / Building 500	510 Mechanical	Bradford White	UCG100H1993N	LM35384072	2014	50004989	
13	3167625	D2010	Backflow Preventer	Domestic Water	3 IN	Vail Ranch Middle / Site Site		Febco	825	19925	1994	50000022	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3167289	D3030	Heat Pump [Classroom 313]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	313 - Exterior	Crispaire	AVP60HPA10NB - 1000 CI	BL37485	2001	50000026	
2	3167298	D3030	Heat Pump [Classroom 314]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	314 - Exterior	Crispaire	AVP60HPA10NB-1000 CI	BL36544	2001	50000032	
3	3167282	D3030	Heat Pump [Classroom 315]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	315 - Exterior	Crispaire	AVP60HPA10NB -1000 CI	BL36566	2001	50000027	
4	3167291	D3030	Heat Pump [Classroom 316]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	316 - Exterior	Crispaire	AVP60HPA10NB - 1000 CI	AL35018	2001	50000033	
5	3167288	D3030	Heat Pump [Classroom 317]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	317 - Exterior	Crispaire	AVP60HPA100NB -1000 CI	BL37505	2001	50000028	
6	3167297	D3030	Heat Pump [Classroom 318]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	318 - Exterior	Crispaire	AVP60HPA10NB - 1000 CI	BL37464	2001	50000034	
7	3167277	D3030	Heat Pump [Classroom 319]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	319 - Exterior	Crispaire	AVP60HPA100NB -1000 CI	Illegible	2001	50000029	
8	3167292	D3030	Heat Pump [Classroom 320]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	320 - Exterior	Crispaire	AVP60HPA10NB -1000 CI	BL36538	2001	0037958	
9	3167286	D3030	Heat Pump [Classroom 321]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	321 - Exterior	Crispaire	AVP60HPA 10NB-1000 CI	BL36556	2001	50000025	
10	3167276	D3030	Heat Pump [Classroom 322]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	322 - Exterior	Crispaire	AVP60HPA10NB - 1000 CI	AL35024	2001	50000031	
11	3167283	D3030	Heat Pump [Classroom 323]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	323 - Exterior	Crispaire	AVP60HPA10NB - 1000 CI	BL36571	2001	50000024	
12	3167272	D3030	Heat Pump [Classroom 324]	Packaged & Wall-Mounted	5 TON	Vail Ranch Middle / Portables 313-324	324 - Exterior	Crispaire	AVP60HPA10NB 1000 CI	BL37484	2001	50000030	
13	3167581	D3030	Heat Pump [Classroom 700]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 700-706	700 - Exterior	Bard Manufacturing Company	WH482-A10VXXXXX	149C940832859-02	1998	50000038	

14	3167586	D3030	<b>Heat Pump</b> [Classroom 701]	Packaged & Wall-Mounted	3.5 TON	Vail Ranch Middle / Portables 700-706	701 - Exterior	Crispaire	AVP42HPA1 0NB -1000 BI	DJ7421	1998	50000039
15	3167577	D3030	<b>Heat Pump</b> [Classroom 702]	Packaged & Wall-Mounted	3.5 TON	Vail Ranch Middle / Portables 700-706	702 - Exterior	Crispaire	AVP42HPA10NB-1000 BI	EJ11160	1998	50000040
16	3167590	D3030	<b>Heat Pump</b> [Classroom 703]	Packaged & Wall-Mounted	3.5 TON	Vail Ranch Middle / Portables 700-706	703 - Exterior	Crispaire	AVP42HPA10NB- 1000 BI	EJ11131	1998	50000041
17	3167578	D3030	<b>Heat Pump</b> [Classroom 704]	Packaged & Wall-Mounted	3.5 TON	Vail Ranch Middle / Portables 700-706	704 - Exterior	Crispaire	Illegible	Illegible	1998	50000044
18	3167572	D3030	<b>Heat Pump</b> [Classroom 705]	Packaged & Wall-Mounted	3.5 TON	Vail Ranch Middle / Portables 700-706	705 - Exterior	Crispaire	AVP42HPA10NB-1000 BI	EJ11127	1998	50000045
19	3167561	D3030	<b>Heat Pump</b> [Classroom 706]	Packaged & Wall-Mounted	3.5 TON	Vail Ranch Middle / Portables 700-706	706 - Exterior	Crispaire	AVP42HPA10NB-1000 BI	DJ7417	1998	50000046
20	3167261	D3030	<b>Heat Pump</b> [Classroom 707]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	707 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149H981250437-02	1999	50000049
21	3167237	D3030	<b>Heat Pump</b> [Classroom 708]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	708 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149J901263724-02	1999	50000048
22	3167248	D3030	<b>Heat Pump</b> [Classroom 709]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	709 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149N981295391-02	1999	50000047
23	3167246	D3030	<b>Heat Pump</b> [Classroom 710]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	710 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149B991317661-02	1999	50000050
24	3167258	D3030	<b>Heat Pump</b> [Classroom 711]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	711 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149B9913176 60-02	1999	50000051
25	3167238	D3030	<b>Heat Pump</b> [Classroom 712]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	712 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149J981263360-02	1999	50000055
26	3167263	D3030	<b>Heat Pump</b> [Classroom 713]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	713 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149H981250436-02	1999	50000057
27	3167251	D3030	<b>Heat Pump</b> [Classroom 715]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	715 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149H981250430-02	1999	50000052
28	3167270	D3030	<b>Heat Pump</b> [Classroom 716]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	716 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149H981250438-02	1999	50000056
29	3167241	D3030	<b>Heat Pump</b> [Classroom 717]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	717 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149H981250439-02	1999	50000058
30	3167255	D3030	<b>Heat Pump</b> [Classroom 718]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	718 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149H981250458-02	1999	50000060
31	3167250	D3030	<b>Heat Pump</b> [Classroom 719]	Packaged & Wall-Mounted	4 TON	Vail Ranch Middle / Portables 707-719	719 - Exterior	Bard Manufacturing Company	WH482LA10VX4XXX	149B991317659-02	1999	50000059
32	3167203	D3030	<b>Split System Ductless</b>	Single Zone	1 TON	Vail Ranch Middle / Building 800	Roof	Carrier	58KB012301	Illegible	1994	
33	3167540	D3050	<b>Make-Up Air Unit</b> [MAU-1]	MUA or MAU	1540 CFM	Vail Ranch Middle / Building 600	Roof	Reznor	HCRBP125	ASL6602N71882		50004976
34	3167507	D3050	<b>Make-Up Air Unit</b> [MAU-2]	MUA or MAU	1540 CFM	Vail Ranch Middle / Building 600	Roof	Reznor	HCRBP125	ASL 6602N71883		50004975
35	3167030	D3050	<b>Packaged Unit</b> [AC 300 Hallway (East)]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006---621KH	4993G01421	1994	50004917
36	3167033	D3050	<b>Packaged Unit</b> [AC 300 Hallway (West)]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006---621KH	4993G01422	1994	50004922
37	3167080	D3050	<b>Packaged Unit</b> [AC 400 Hallway (North)]	RTU, Pad or Roof-Mounted	4 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD005---621KH	4993G01237	1994	50004937
38	3167064	D3050	<b>Packaged Unit</b> [AC 400 Hallway (South)]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01405	1994	50004933
39	3167062	D3050	<b>Packaged Unit</b> [AC RM-301]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006--621KH	4993G01413	1994	50004910
40	3167042	D3050	<b>Packaged Unit</b> [AC RM-302]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006--621KH	4993G01404	1994	50004911
41	3167060	D3050	<b>Packaged Unit</b> [AC RM-303]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006--621KH	4993G01403	1994	50004912
42	3167032	D3050	<b>Packaged Unit</b> [AC RM-304]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006--621KH	4993G01438	1994	50004913
43	3167045	D3050	<b>Packaged Unit</b> [AC RM-305]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006---621KH	4993G01428	1994	50004914
44	3167016	D3050	<b>Packaged Unit</b> [AC RM-306]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006---521KH	4993G01419	1994	50004915
45	3167022	D3050	<b>Packaged Unit</b> [AC RM-307]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006--621KH	4993G01406	1994	50004916
46	3167028	D3050	<b>Packaged Unit</b> [AC RM-308]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006---621KH	4993G01412	1994	50004918

47	3167046	D3050	<b>Packaged Unit</b> [AC RM-309]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006--621KH	4993G01424	1994	50004919
48	3167053	D3050	<b>Packaged Unit</b> [AC RM-310]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006---621KH	4993G01417	1994	50004920
49	3167043	D3050	<b>Packaged Unit</b> [AC RM-311]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006--621KH	4993G01423	1994	50004921
50	3167039	D3050	<b>Packaged Unit</b> [AC RM-312]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 300	Roof	Carrier	48HJD006-621KH	4993G01426	1994	50004923
51	3167075	D3050	<b>Packaged Unit</b> [AC RM-401]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01415	1994	50004932
52	3167097	D3050	<b>Packaged Unit</b> [AC RM-402]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01425	1994	50004934
53	3167092	D3050	<b>Packaged Unit</b> [AC RM-403]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01420	1994	50004935
54	3167091	D3050	<b>Packaged Unit</b> [AC RM-404]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01418	1994	50004936
55	3167098	D3050	<b>Packaged Unit</b> [AC RM-405]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01407	1994	50004938
56	3167094	D3050	<b>Packaged Unit</b> [AC RM-406]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01414	1994	50004939
57	3167070	D3050	<b>Packaged Unit</b> [AC RM-407]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01432	1994	50004940
58	3167063	D3050	<b>Packaged Unit</b> [AC RM-408]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01410	1994	50004941
59	3167096	D3050	<b>Packaged Unit</b> [AC RM-409]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01411	1994	50004942
60	3167102	D3050	<b>Packaged Unit</b> [AC RM-410]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 400	Roof	Carrier	48HJD006-621KH	4993G01431	1994	50004943
61	3167192	D3050	<b>Packaged Unit</b> [AC-1]	RTU, Pad or Roof-Mounted	6 TON	Vail Ranch Middle / Building 800	Roof	Carrier	48HJD007---621KH	4993G01702	1994	50004984
62	3166972	D3050	<b>Packaged Unit</b> [AC-1]	RTU, Pad or Roof-Mounted	4 TON	Vail Ranch Middle / Building 200	Roof	Carrier	48HJD005-621KH	4993G01238	1994	50004931
63	3167136	D3050	<b>Packaged Unit</b> [AC-1]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD006---621KH	4993G01409	1994	50004944
64	3167130	D3050	<b>Packaged Unit</b> [AC-1 - No SCE]	RTU, Pad or Roof-Mounted	2 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48VGNB2404030GP	48VGNB3004030GP	2019	50004952
65	3167149	D3050	<b>Packaged Unit</b> [AC-10]	RTU, Pad or Roof-Mounted	7.5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD008---621BD	4993G02333	1994	50004953
66	3167484	D3050	<b>Packaged Unit</b> [AC-10 - No SCE]	RTU, Pad or Roof-Mounted	10 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48HCRD11A2M6A0A0G0	2219P44254	2019	50004998
67	3167114	D3050	<b>Packaged Unit</b> [AC-11]	RTU, Pad or Roof-Mounted	7.5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD008---621BD	Illegible	1994	50004954
68	3167515	D3050	<b>Packaged Unit</b> [AC-11 - No SCE]	RTU, Pad or Roof-Mounted	10 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48HCRD11A2M6A0A0G0	2219P44253	2019	50005000
69	3167147	D3050	<b>Packaged Unit</b> [AC-12]	RTU, Pad or Roof-Mounted	7.5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD008---621BD	4993G02331	1994	50004957
70	3167457	D3050	<b>Packaged Unit</b> [AC-12 - No SCE]	RTU, Pad or Roof-Mounted	10 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48HCRD11A2M6A0A0G0	2219P44256	2019	50004982
71	3167116	D3050	<b>Packaged Unit</b> [AC-13]	RTU, Pad or Roof-Mounted	7.5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD008---621BD	4993G02326	1994	50004958
72	3167471	D3050	<b>Packaged Unit</b> [AC-13 - No SCE]	RTU, Pad or Roof-Mounted	7.5 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48HCSD08A2M6A0A0G0	2119P44049	2019	50004999
73	3167165	D3050	<b>Packaged Unit</b> [AC-14]	RTU, Pad or Roof-Mounted	3 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD004---611KH	4993G01642	1994	50004960
74	3167483	D3050	<b>Packaged Unit</b> [AC-14 - No SCE]	RTU, Pad or Roof-Mounted	8.5 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48HCSD09A2M6A0A0G0	2119P44050	2019	50004983
75	3167141	D3050	<b>Packaged Unit</b> [AC-15]	RTU, Pad or Roof-Mounted	3 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD004---611KH	Illegible	1994	50004959
76	3167106	D3050	<b>Packaged Unit</b> [AC-2]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD006---621KH	4993G02332	1994	50004945
77	3167204	D3050	<b>Packaged Unit</b> [AC-2]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 800	Roof	Carrier	48HJD006---621KH	4993G01408	1994	50004985
78	3166990	D3050	<b>Packaged Unit</b> [AC-2]	RTU, Pad or Roof-Mounted	4 TON	Vail Ranch Middle / Building 200	Roof	Carrier	48HJD005-621KH	4993G01240	1994	50004930
79	3167156	D3050	<b>Packaged Unit</b> [AC-2 - No SCE]	RTU, Pad or Roof-Mounted	2 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48VGNB2404030GP	2219C38684	2019	50004948

80	3167120	D3050	Packaged Unit [AC-3]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD006---621KH	4993G01429	1994	50004946
81	3167190	D3050	Packaged Unit [AC-3]	RTU, Pad or Roof-Mounted	6 TON	Vail Ranch Middle / Building 800	Roof	Carrier	48HJD007---621KH	4993G01704	1994	50004986
82	3166982	D3050	Packaged Unit [AC-3 - No SCE]	RTU, Pad or Roof-Mounted	2 TON	Vail Ranch Middle / Building 200	Roof	Carrier	48VGNB2404030GP	2219C38687	2019	50004926
83	3167542	D3050	Packaged Unit [AC-3 - No SCE]	RTU, Pad or Roof-Mounted	4 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48HJD005-621KH	Illegible	1994	50004977
84	3167001	D3050	Packaged Unit [AC-4]	RTU, Pad or Roof-Mounted	4 TON	Vail Ranch Middle / Building 200	Roof	Carrier	48HJD005-621KH	4993G01236	1994	50004928
85	3167125	D3050	Packaged Unit [AC-4]	RTU, Pad or Roof-Mounted	7.5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD008---621BD	4993G02330	1994	50004947
86	3166975	D3050	Packaged Unit [AC-4 - No SCE]	RTU, Pad or Roof-Mounted	3 TON	Vail Ranch Middle / Building 200	Roof	Carrier	50VG-A36---30TP	1919C33256	2019	50004929
87	3167525	D3050	Packaged Unit [AC-4 - No SCE]	RTU, Pad or Roof-Mounted	6 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48HJD007---621KH	4993G01706	1994	50004974
88	3166978	D3050	Packaged Unit [AC-5]	RTU, Pad or Roof-Mounted	6 TON	Vail Ranch Middle / Building 200	Roof	Carrier	48HJD007-621KH	4993G01703	1994	50004927
89	3166927	D3050	Packaged Unit [AC-5 - No SCE]	RTU, Pad or Roof-Mounted	2 TON	Vail Ranch Middle / Building 100	Roof	Carrier	48VGNB2404030GP	2219C38689	2019	50004905
90	3167123	D3050	Packaged Unit [AC-6]	RTU, Pad or Roof-Mounted	7.5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD008---621BD	4993G02327	1994	50004949
91	3166954	D3050	Packaged Unit [AC-6 - No SCE]	RTU, Pad or Roof-Mounted	2 TON	Vail Ranch Middle / Building 100	Roof	Carrier	48VGNB2404030GP	2219C38685	2019	50004903
92	3166977	D3050	Packaged Unit [AC-7]	RTU, Pad or Roof-Mounted	4 TON	Vail Ranch Middle / Building 200	Roof	Carrier	48HJD005-621KH	Illegible	1994	50004925
93	3167157	D3050	Packaged Unit [AC-7]	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD006---621KH	4993G01416	1994	50004950
94	3167486	D3050	Packaged Unit [AC-7 - No SCE]	RTU, Pad or Roof-Mounted	2 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48VGNB2404030GP	2219C38686	2019	50004972
95	3167137	D3050	Packaged Unit [AC-8]	RTU, Pad or Roof-Mounted	7.5 TON	Vail Ranch Middle / Building 500	Roof	Carrier	48HJD008---621BD	4993G02329	1994	50004951
96	3167007	D3050	Packaged Unit [AC-8]	RTU, Pad or Roof-Mounted	6 TON	Vail Ranch Middle / Building 200	Roof	Carrier	48HJD007-621KH	4993G01720	1994	50004924
97	3167534	D3050	Packaged Unit [AC-8 - No SCE]	RTU, Pad or Roof-Mounted	2 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48VGNB2404030GP	2219C38688	2019	50004973
98	3167493	D3050	Packaged Unit [AC-9 - No SCE]	RTU, Pad or Roof-Mounted	10 TON	Vail Ranch Middle / Building 600	Roof	Carrier	48HCRD11A2M6A0A0G0	2219P44255	2019	50004981
99	3166941	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Vail Ranch Middle / Building 100	Roof	Carrier	48HJD005---621KH	4993G01242	1994	50004906
100	3166949	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Vail Ranch Middle / Building 100	Roof	Carrier	48HJD006-621KH	4993G01427	1994	50004908
101	3166963	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Vail Ranch Middle / Building 100	Roof	Carrier	48HJD007-621KH	4993G01705	1994	50004904
102	3166945	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Vail Ranch Middle / Building 100	Roof	Carrier	48HJE004---621	4993G01641	1994	50004909
103	3166947	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Vail Ranch Middle / Building 100	Roof	Carrier	48HJE004---621KH	4993G01640	1994	50004907
104	3167131	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	250 CFM	Vail Ranch Middle / Building 500	Roof					5
105	3167235	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Vail Ranch Middle / Building 900	Roof					2
106	3167038	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Vail Ranch Middle / Building 300	Roof					2
107	3167466	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Vail Ranch Middle / Building 600	Roof					
108	3167178	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	250 CFM	Vail Ranch Middle / Building 800	Roof				1994	10
109	3166992	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Vail Ranch Middle / Building 200	Roof				1994	2
110	3167543	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Vail Ranch Middle / Building 600	Roof				1994	3
111	3166940	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Vail Ranch Middle / Building 100	Roof				1994	2
112	3167095	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Vail Ranch Middle / Building 400	Roof				1994	

113	3167152	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1250 CFM	Vail Ranch Middle / Building 500	Roof							2
114	3167142	D3060	Exhaust Fan [DC-1]	Centrifugal, 24" Damper	1000 CFM	Vail Ranch Middle / Building 500	524 Sprinkler Riser Room AAF						50004988	
115	3167538	D3060	Exhaust Fan [EF-12]	Roof or Wall-Mounted, 28" Damper	7500 CFM	Vail Ranch Middle / Building 600	Roof	Illegible	X1 F1	Illegible			50004978	
116	3167160	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Vail Ranch Middle / Building 500	Roof	Illegible	Illegible	Illegible			50004956	
117	3167121	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Vail Ranch Middle / Building 500	Roof	Illegible	Illegible	Illegible			50004955	
118	3167467	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5500 CFM	Vail Ranch Middle / Building 600	Roof	Illegible	Illegible	Illegible			50004979	
119	3167491	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Vail Ranch Middle / Building 600	616 Kitchen	Mars	38NCH	9401PF38NCH-L (F3)	1994		50000087	
120	3167518	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Vail Ranch Middle / Building 600	622 Food Service	Mars	38NCH	Illegible	1994		50000076	
121	3167536	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Vail Ranch Middle / Building 600	622 Food Service	Mars	Illegible	Illegible	1994		50000079	
122	3167490	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Vail Ranch Middle / Building 600	616 Kitchen	Mars	NHV48	9401PBNHV48-L	1994		50000086	
D40 Fire Protection														
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3167629	D4010	Backflow Preventer	Fire Suppression	6 IN	Vail Ranch Middle / Site	Site	Febco	825	19705	1994	50000023		
2	3167485	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Vail Ranch Middle / Building 600	616 Kitchen	AvTec	MIDG	31456		50000094		20
D50 Electrical														
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3167227	D5010	Generator	Diesel	30 KW	Vail Ranch Middle / Building 900	Building exterior	Baldor	IDLC30-3JU	20.J3030-G27	2020	50004996		
2	3167458	D5010	Automatic Transfer Switch	ATS	150 AMP	Vail Ranch Middle / Building 600	624 Electrical	Spectrum	S-166541-150	K53353		50000075		
3	3167565	D5020	Secondary Transformer [6 Relos Trans]	Dry, Stepdown	112.5 KVA	Vail Ranch Middle / Portables 700-706	Building exterior	MGM Transformer Company	HT112A3B2SH	9802-112Y-134-4	1998	50000042		
4	3167002	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Vail Ranch Middle / Building 200	212A Electrical	General Electric	9T23L8078	K144629	1994	50004968		
5	3167472	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Vail Ranch Middle / Building 600	624 Electrical	General Electric	9T23B3872	1475A382CBG001	1994	50000072		
6	3167249	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Vail Ranch Middle / Portables 707-719	712 - Exterior	Square D	225T3HIS	Illegible	1999	50000054		
7	3167591	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Vail Ranch Middle / Portables 700-706	700 - Exterior	Illegible	Illegible	Illegible	1998	50000037		
8	3166986	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Vail Ranch Middle / Building 200	212A Electrical	General Electric	9T23B3871	1475A382AAG001	1994	50004969		
9	3167482	D5020	Secondary Transformer [XFMR-TA]	Dry, Stepdown	150 KVA	Vail Ranch Middle / Building 600	624 Electrical	General Electric	9T2303076	K144628	1994	50000071		
10	3167176	D5020	Secondary Transformer [XFMR-TC]	Dry, Stepdown	45 KVA	Vail Ranch Middle / Building 800	812 Electrical	General Electric	9T23B3873	1475A382EBG001	1994	50004995		
11	3167567	D5020	Switchboard [DNP-1]	120/208 V	800 AMP	Vail Ranch Middle / Portables 700-706	700 - Exterior	RSE Sierra	Illegible	Illegible	1998	50000036		
12	3167006	D5020	Switchboard	120/208 V	1200 AMP	Vail Ranch Middle / Building 200	212A Electrical	General Electric	Spectra Series	9680189D17	1994	50004967		
13	3167532	D5020	Switchboard	277/480 V	3000 AMP	Vail Ranch Middle / Building 600	624 Electrical	General Electric	AV-Line Switchboard	57758	1994	50000073		
14	3166999	D5020	Switchboard	277/480 V	1200 AMP	Vail Ranch Middle / Building 200	212A Electrical	General Electric	Spectra Series	9680189D16	1994	50004970		
15	3167245	D5020	Switchboard [Panel DP-1]	277/480 V	800 AMP	Vail Ranch Middle / Portables 707-719	712 - Exterior	Square D	QED-S Power Style Switchboard	Illegible	1999	50000053		
16	3167570	D5020	Distribution Panel	120/208 V	400 AMP	Vail Ranch Middle / Portables 700-706	Building exterior	RSE Sierra	LP Panelboard	12850-1	1998	50000043		
17	3167143	D5020	Distribution Panel	120/208 V	400 AMP	Vail Ranch Middle / Building 500	513 Classroom	General Electric	A-Series Panelboard	AQF3424MBX	1994	50004966		
18	3166923	D5020	Distribution Panel [Panel 1LA]	120/208 V	225 AMP	Vail Ranch Middle / Building 100	100D	General Electric	A-Series Panelboard	AEF3422BBX	1994	50000061		
19	3166951	D5020	Distribution Panel [Panel 1PA]	120/208 V	225 AMP	Vail Ranch Middle / Building 100	100D	General Electric	A-Series Panelboard	AQF3422ABX	1994	50000062		



20	3167523	D5020	Distribution Panel [Panel DBA]	120/208 V	600 AMP	Vail Ranch Middle / Building 600	624 Electrical	General Electric	Power Panelboard	86874	1994	50000068	
21	3167169	D5020	Distribution Panel [Panel-8LA]	120/208 V	225 AMP	Vail Ranch Middle / Building 800	812 Electrical	General Electric	A Series Panelboard	AEF3302BBX	1994	50000065	
22	3167633	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Vail Ranch Middle / Site	Site	Mitsubishi	ECTRIC C0RP0RATI0N	G7ZX8F001		50000020	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3167011	D7050	Fire Alarm Panel	Fully Addressable		Vail Ranch Middle / Building 200	212	Honeywell	Notifier S635	No tag/plate found		50004971	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3167522	E1030	Foodservice Equipment	Convection Oven, Double	115 MBH	Vail Ranch Middle / Building 600	616 Kitchen	Montague	2-115A(EI)	C0-D-62975C		50000091	
2	3167468	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Vail Ranch Middle / Building 600	616 Kitchen	AvTec	AXDP	31456-A		50000095	
3	3167527	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Vail Ranch Middle / Building 600	616 Kitchen	AvTec	AXDP	31456-A		50000092	
4	3167526	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	616 Kitchen	Carter-Hoffmann	FSHR53 N1	479664 -062013	2013	50000099	
5	3167489	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	622 Food Service	Carter-Hoffmann	FSC63 -144	478238	2013	50000083	
6	3167477	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	622 Food Service	Carter-Hoffmann	FSC63-189	478248	2013	50000077	
7	3167531	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	622 Food Service	Carter-Hoffmann	FSC63 -144	478239	2013	50000082	
8	3167519	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	616 Kitchen	Carter-Hoffmann	FSHR53 N1	479665 -062013	2013	50000098	
9	3167465	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	622 Food Service	Carter-Hoffmann	FSHM54-53	478250-052013	2013	50000084	
10	3167475	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	622 Food Service	Carter-Hoffmann	FSH63 -110	478252	2013	50000078	
11	3167514	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	622 Food Service	Carter-Hoffmann	FSH63-110	478262	2013	50000085	
12	3167512	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	622 Food Service	Carter-Hoffmann	FSHM54-53	478251 -052013	2013	50000081	
13	3167469	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Vail Ranch Middle / Building 600	622 Food Service	Carter-Hoffmann	FSC63 -189	478249	2013	50000080	
14	3167455	E1030	Foodservice Equipment	Freezer, Chest		Vail Ranch Middle / Building 600	616 Kitchen	AHT	RI0 S68 F	600422 00000307		50000097	
15	3167524	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	2 HP	Vail Ranch Middle / Building 600	616 Kitchen	Salvajor	Model 200	54657		50000090	
16	3167500	E1030	Foodservice Equipment	Range/Oven, 6-Burner		Vail Ranch Middle / Building 600	616 Kitchen	US Range	0836-6	87560 C94		50000096	
17	3167495	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Vail Ranch Middle / Building 600	616 Kitchen	Delfield	SLHRT66	Illegible		50000089	
18	3167510	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Vail Ranch Middle / Building 600	616 Kitchen	True Manufacturing Co	STA2F-2S- HC	9871941		50000100	
19	3167479	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Vail Ranch Middle / Building 600	616 Kitchen	Delfield	Inaccessible	Inaccessible		50000088	
20	3167496	E1030	Foodservice Equipment	Walk-In, Condenser for Refeigerator/Freezer	2 TON	Vail Ranch Middle / Building 600	Roof	Cold Zone	Illegible	Illegible		50004980	
21	3167521	E1030	Foodservice Equipment	Walk-In, Combination Freezer/Refrigerator		Vail Ranch Middle / Building 600	616 Kitchen	Econ O Cold	No tag/plate found	No tag/plate found	1994	50000093	
22	3167107	E1040	Laboratory Equipment	Dishwasher		Vail Ranch Middle / Building 500	521 Science Preparation					50004965	
23	3167113	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF		Vail Ranch Middle / Building 500	521 Science Preparation	Inaccessible	Inaccessible	Inaccessible		50004963	
24	3167473	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Vail Ranch Middle / Building 600	600 MPR						