

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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Kevin Fleming



District Office  
31350 Rancho Vista Road  
Temecula, California 92592

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### **ON SITE DATE:**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Administration buildings
Number of Buildings	13
Main Address	31350 Rancho Vista Road, Temecula, California 92592
Site Developed	1989
Site Area	10.06 acres (estimated)
Parking Spaces	250 total spaces all in open lots; 20 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 23, 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
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The Temecula Valley USD District Office was originally constructed in 1989. The building is currently occupied by the Temecula Valley Unified School District.

### Architectural

The district office appears to be adequately maintained and in fair overall condition with mostly lifecycle replacements recommended. The wood framed construction appears to be sound with no structural deficiencies observed, although there are reports of soft spots in the floors of buildings 21 and 22. The interior finishes are typical for an office environment and are recommended for lifecycle replacements. All but two of the modified bitumen roofs are original to the date of construction and are reported to have roof leaks in the portable buildings. Buildings 31 and 32 roofs were replaced in 2013. All site portable buildings were newly painted in 2021.

### 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 and wall-mounted heat pumps that are original to the date of construction for most of the buildings. An exception to this is at the conference center where the HVAC was replaced in 2018. The original units should be considered for replacement in the near term. The main electrical switchboard is located inside an electrical closet in the administrative building. Hot water is provided by electric water heaters located throughout the facility. A fire suppression system only exists in buildings: 11, 31, 32, and the conference center. 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 asphalt pavement in the parking lot was recently sealed in 2020. Pole lighting exists throughout the site. Solar Panels were recently installed on site in 2016.

### Recommended Additional Studies

Mold is suspected inside of building 12. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.



## 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.

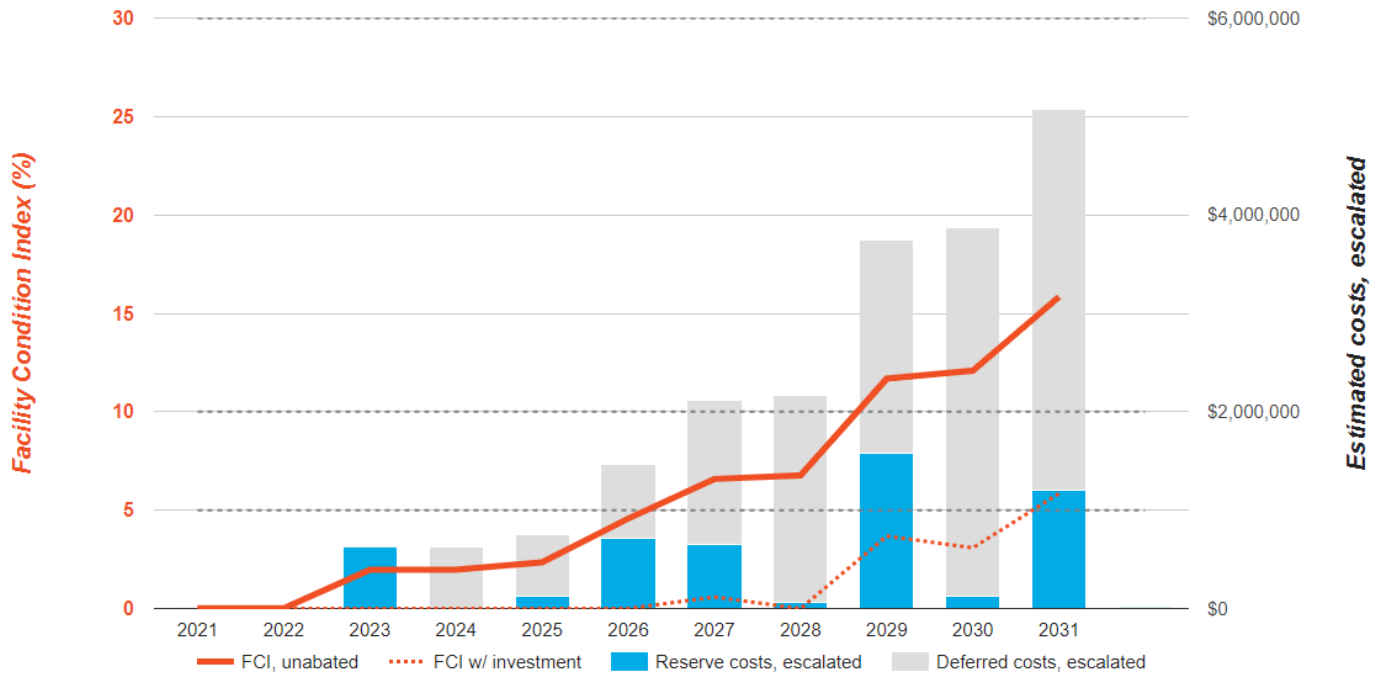
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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
Building 11 - Superintendents Office (1989)	\$438	4,650	\$2,036,700	0.0%	1.2%	4.0%	27.1%
Building 12 - Accountability & Assessment (1989)	\$225	1,930	\$434,250	0.9%	10.2%	13.3%	34.2%
Building 13 - Centralized Enrollment (1989)	\$225	4,370	\$983,250	0.0%	7.9%	12.8%	31.7%
Building 14 - Special Education (1989)	\$225	6,800	\$1,530,000	0.0%	7.2%	12.1%	34.3%
Building 15 - Behavioral Health (1989)	\$225	4,275	\$961,875	0.0%	4.2%	8.8%	36.2%
Building 16 - Curriculum, Instruction (1989)	\$225	4,750	\$1,068,750	0.0%	5.0%	10.0%	36.5%
Building 21 - HRD (2009)	\$225	8,115	\$1,825,875	0.0%	1.1%	1.1%	12.8%
Building 22 - Facilities Development (1989)	\$225	6,750	\$1,518,750	0.0%	6.9%	12.6%	33.9%
Building 24 - Risk Management (1989)	\$225	3,050	\$686,250	0.0%	7.4%	13.3%	35.2%
Building 25 - IMS (1989)	\$225	3,300	\$742,500	0.0%	4.1%	9.1%	39.1%
Building 31 - BSS - Fiscal (1989)	\$438	14,750	\$6,460,500	0.0%	0.6%	3.1%	12.4%
Building 32 - Nutrition Services (1989)	\$438	3,800	\$1,664,400	0.0%	2.2%	4.2%	17.1%
Conference Center (1989)	\$438	4,400	\$1,927,200	0.0%	0.0%	2.9%	6.0%

## Campus Level FCI:

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

### Needs by Year with Unaddressed FCI Over Time



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

### Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$114,851	\$355,848	\$394,592	\$865,291
Roofing	-	\$304,638	\$56,465	\$304,291	\$300,983	\$966,377
Interiors	-	-	\$469,265	\$593,389	\$1,430,709	\$2,493,363
Plumbing	-	-	-	\$916,757	\$227,809	\$1,144,566
HVAC	-	\$296,500	\$62,106	\$506,202	\$284,470	\$1,149,278
Fire Protection	-	-	-	\$58,502	\$50,277	\$108,779
Electrical	-	\$25,401	\$19,220	\$400,665	\$1,176,461	\$1,621,747
Fire Alarm & Electronic Systems	-	-	-	\$325,433	\$79,379	\$404,812
Site Utilities	-	-	-	\$18,361	\$352,281	\$370,642
Site Pavement	-	-	\$112,134	\$129,994	\$1,430,222	\$1,672,350
Site Development	-	-	-	\$4,164	\$113,841	\$118,005
Follow-up Studies	\$3,874	-	-	-	-	\$3,874
<b>TOTALS</b>	<b>\$3,900</b>	<b>\$626,600</b>	<b>\$834,100</b>	<b>\$3,613,700</b>	<b>\$5,841,100</b>	<b>\$10,919,400</b>

### Immediate Needs

Facility/Building	Total Items	Total Cost
Building 12 - Accountability & Assessment	1	\$3,900
<b>Total</b>	<b>1</b>	<b>\$3,900</b>

#### Building 12 - Accountability & Assessment

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3165283	District Office / Building 12 - Accountability & Assessment	Throughout	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Environmental	\$3,900
<b>Total (1 items)</b>							<b>\$3,900</b>

## Key Findings



### Roofing in Poor condition.

Modified Bitumen  
Building 24 - Risk Management District Office  
Roof

Uniformat Code: B3015  
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$33,800

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Roof leaks in portables - AssetCALC ID: 3164586



### Roofing in Poor condition.

Modified Bitumen  
Building 15 - Behavioral Health District Office  
Roof

Uniformat Code: B3015  
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,900

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Roof leaks in portables - AssetCALC ID: 3164473



### Roofing in Poor condition.

Modified Bitumen  
Building 14 - Special Education District Office  
Roof

Uniformat Code: B3015  
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$52,000

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Roof leaks in portables - AssetCALC ID: 3164364



### Roofing in Poor condition.

Modified Bitumen  
Building 16 - Curriculum, Instruction District  
Office Roof

Uniformat Code: B3015  
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$23,800

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Roof leaks in portables - AssetCALC ID: 3164514



### Roofing in Poor condition.

Modified Bitumen  
Building 21 - HRD District Office Roof

Unifomat Code: B3015  
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,100

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Roof leaks in portables - AssetCALC ID: 3164546



### Roofing in Poor condition.

Modified Bitumen  
Building 25 - IMS District Office Roof

Unifomat Code: B3015  
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$22,700

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Roof leaks in portables - AssetCALC ID: 3164614



### Roofing in Poor condition.

Modified Bitumen  
Building 22 - Facilities Development District Office Roof

Unifomat Code: B3015  
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$62,200

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Leaking roofs in portables - AssetCALC ID: 3164569



### Roofing in Poor condition.

Modified Bitumen  
Building 12 - Accountability and Assessment District Office Roof

Unifomat Code: B3015  
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,400

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Reports of leaking - AssetCALC ID: 3164300

**Roofing in Poor condition.**

Modified Bitumen  
Building 13 - Centralized Enrollment District  
Office Roof

Unifomat Code: B3015  
Recommendation: **Replace in 2023**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$48,400

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Roof leaks in portables - AssetCALC ID: 3164334

**Recommended Follow-up Study:  
Environmental, Analysis of  
Suspect Fungal Growth**

Environmental, Analysis of Suspect Fungal  
Growth  
Building 12 - Accountability and Assessment  
District Office Throughout

Unifomat Code: P2032  
Recommendation: **Evaluate/Report in 2021**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$3,900

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Mold has been reported to be in building 12. - AssetCALC ID: 3165283



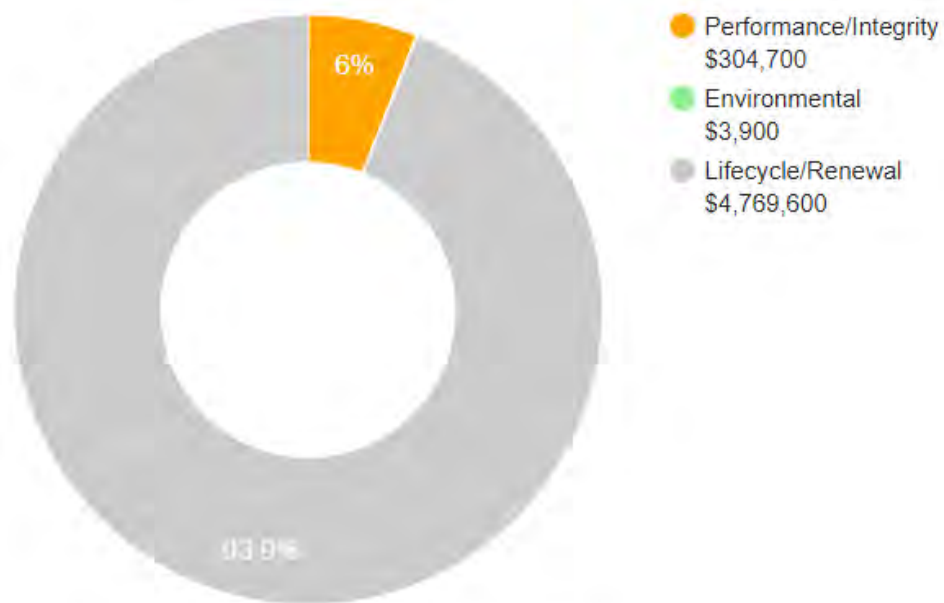
## Plan Types

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: \$5,078,200

## 2. Building 11 – Superintendents Office



### Building 11: Systems Summary

Constructed/Renovated	1989	
Building/Group Size	4,650 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair



Building 11: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems, exhaust fans	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and 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	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

### 3. Building 12 - Accountability and Assessment



#### Building 12: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	1,930 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Stud-frame prefabricated modular structures over concrete slab foundations	Good
<b>Façade</b>	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, vinyl sheeting Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 12: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Fed from Administration 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	Fair
<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>	Leaking roof, suspect interior mold issues, antiquated HVAC components, building lacks installed fire sprinkler system	

## 4. Building 13 - Centralized Enrollment



### Building 13: Systems Summary

Constructed/Renovated	1989	
Building/Group Size	4,370 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Stud-frame prefabricated modular structures over concrete slab foundations	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sink	Fair

Building 13: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Fed from Administration 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	Fair
<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>	Leaking roof, antiquated HVAC components, building lacks installed fire sprinkler system	

## 5. Building 14 - Special Education



### Building 14: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	6,800 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Stud-frame prefabricated modular structures over concrete slab foundations	Good
<b>Façade</b>	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, Vinyl sheeting Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair

Building 14: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Wall-mounted heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Fed from administration 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	Fair
<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>	Leaking roof, antiquated HVAC components, building lacks installed fire sprinkler system	



## 6. Building 15 - Behavioral Health



### Building 15: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	4,275 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Stud-frame prefabricated modular structures over concrete slab foundations	Good
<b>Façade</b>	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with metal finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, vinyl sheeting Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair



Building 15: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Wall-mounted heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and 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	Fair
<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>	Leaking roof, antiquated HVAC components, building lacks installed fire sprinkler system	

## 7. Building 16 - Curriculum, Instruction



### Building 16: Systems Summary

Constructed/Renovated	1989	
Building/Group Size	4,750 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Stud-frame prefabricated modular structures over concrete slab foundations	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with metal finish	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 16: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Wall-mounted heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and 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	Fair
<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>	Leaking roof, antiquated HVAC components, building lacks installed fire sprinkler system	

## 8. Building 21 - HRD



### Building 21: Systems Summary

Constructed/Renovated	2009	
Building/Group Size	8,115 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Stud-frame prefabricated modular structures over concrete slab foundations	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with metal finish	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, vinyl sheeting, wood strip Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 21: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Wall-mounted heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and 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	Fair
<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>	Leaking roof, soft spots in floor, building lacks installed fire sprinkler system	

## 9. Building 22 - Facilities Development



### Building 22: Systems Summary

Constructed/Renovated	1989	
Building/Group Size	6,750 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Stud-frame prefabricated modular structures over concrete slab foundations	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with metal finish	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinal, and sinks in all restrooms	Fair

Building 22: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Wall-mounted heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and 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	Fair
<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>	Leaking roof, antiquated HVAC components, soft spots in floor, building lacks installed fire sprinkler system	



## 10. Building 24 - Risk Management



### Building 24: Systems Summary

Constructed/Renovated	1989	
Building/Group Size	3,050 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Stud-frame prefabricated modular structures over concrete slab foundations	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinal, and sinks in all restrooms	Fair



Building 24: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Fed from IMS 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	Fair
<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>	Leaking roof, antiquated HVAC components, building lacks installed fire sprinkler system	

## 11. Building 25 - IMS



### Building 25: Systems Summary

Constructed/Renovated	1989	
Building/Group Size	3,300 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Stud-frame prefabricated modular structures over concrete slab foundations	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with single-ply TPO/PVC membrane	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Building 25: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems, wall-mounted heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel 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	Fair
<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>	Leaking roof, building lacks installed fire sprinkler system	

## 12. Building 31 - BSS and Warehouse



### Building 31: Systems Summary

Constructed/Renovated	1989	
Building/Group Size	14,750 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists	Good
Façade	Primary Wall Finish: Painted CMU Windows: Vinyl	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, wood strip, elastomeric coated concrete Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

## Building 31: Systems Summary

<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters, exhaust fans	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and 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	Fair
<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>	Antiquated HVAC components	

## 13. Building 32 - Nutrition Services



### Building 32: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	3,800 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists	Good
<b>Façade</b>	Primary Wall Finish: Painted CMU Windows: Vinyl	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, ceramic tile, wood strip Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinal, and sinks in all restrooms	Fair

## Building 32: Systems Summary

<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems, exhaust fans	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and 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	Fair
<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>	Antiquated HVAC components	



## 14. Conference Center



### Conference Center: Systems Summary

Constructed/Renovated	1989 / 2019	
Building/Group Size	4,400 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists	Good
Façade	Primary Wall Finish: Painted CMU Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, ceramic tile Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric instant hot Fixtures: Toilets, urinal, and sinks in all restrooms	Good



Conference Center: Systems Summary		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems, variable refrigerant volume condensing units	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: UPS only	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.	

## 15. Site Summary



### Site Information

System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing; Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present 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 Building-mounted: LED, HPS, CFL	Fair
<b>Ancillary Structures</b>	Containers	Good
<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>	None observed at time of assessment.	

## 16. 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.

## 17. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” 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 1989. The campus has not since been substantially renovated.

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

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

## 18. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<b>Excellent</b>	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Good</b>	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Fair</b>	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
<b>Poor</b>	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.



## 19. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 20. Certification

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 District Office, 31350 Rancho Vista Road, Temecula, California 92592, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Tyler Everts,  
Project Manager

**Reviewed by:**



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Program Manager  
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## 21. Appendices

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- 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

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#1:	BUILDING 11
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#2:	BUILDING 12
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#3:	BUILDING 13
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#4:	BUILDING 14
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#5:	BUILDING 15
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#6:	BUILDING 16
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#7: BUILDING 21



#8: BUILDING 22



#9: BUILDING 24



#10: BUILDING 25



#11: BUILDING 31



#12: BUILDING 32



#13: CONFERENCE CENTER



#14: ALUMINUM WINDOW



#15: VINYL WINDOW



#16: STOREFRONT WINDOWS



#17: STEEL DOOR



#18: OVERHEAD DOOR





#19: PORTABLE ROOFING



#20: MODIFIED BITUMEN ROOFING



#21: RECEPTION AREA



#22: OFFICE AREA



#23: CORRIDOR



#24: IMS WORKROOM



#25: WAREHOUSE AREA



#26: BUILDING 32 INTERIOR



#27: CONFERENCE CENTER INTERIOR



#28: ELECTRIC WATER HEATER



#29: DOMESTIC/WATER/BACKFLOW PREVENTER



#30: DRINKING FOUNTAIN





#31: TOILET



#32: URINAL



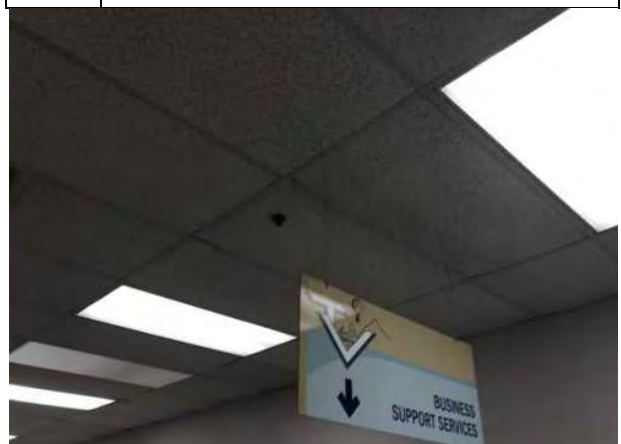
#33: UNIT HEATER



#34: WALL MOUNTED HEAT PUMP



#35: ROOF TOP PACKAGED UNITS



#36: FIRE SUPPRESSION SYSTEM



#37: FIRE WATER BACKFLOW PREVENTER



#38: GENERATOR



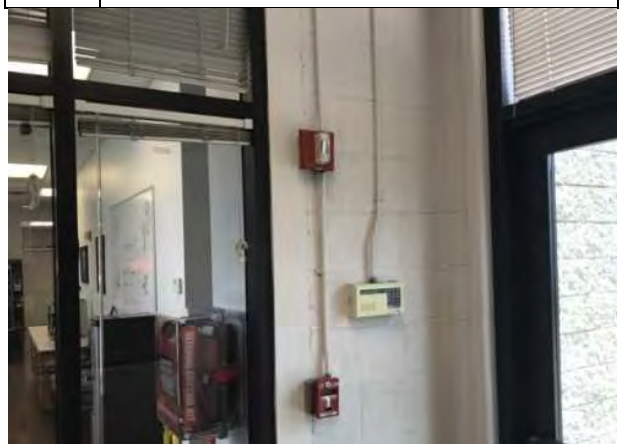
#39: AUTOMATIC TRANSFER SWITCH



#40: UNINTERRUPTIBLE POWER SUPPLY



#41: MAIN SWITCHBOARD



#42: FIRE ALARM SYSTEM





#43: ASPHALT PARKING LOTS



#44: CONCRETE SIDEWALK



#45: PERIMETER FENCING



#46: PICNIC TABLES



#47: SITE SIGNAGE



#48: POLE LIGHT

## Appendix B:

### Site Plans



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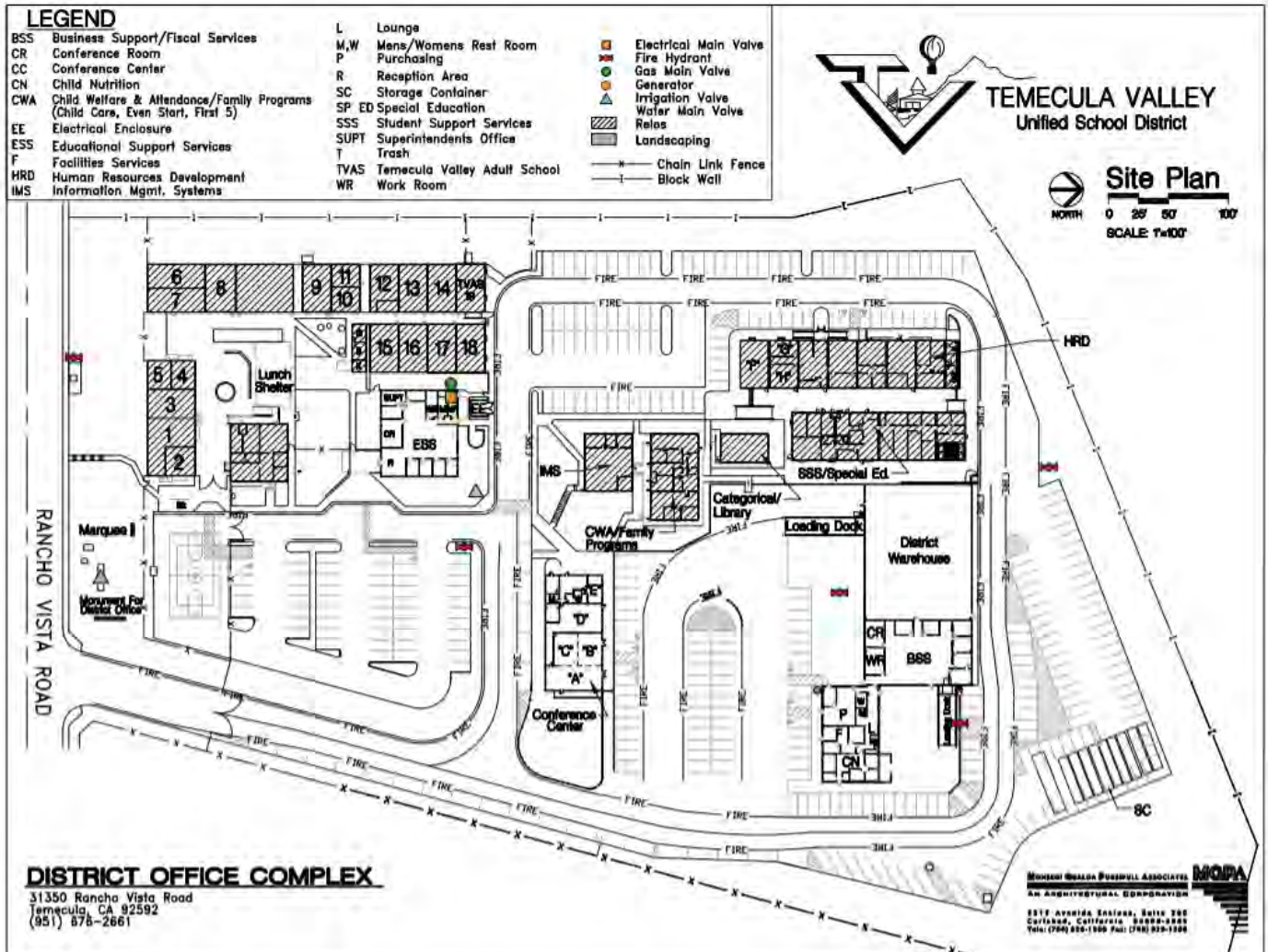


# Aerial Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	
	150028.21R000-029.354	District Office	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	July 23, 2021	

# Site Plan



**Project Number**

150028.21R000-029.354

**Source**

Client Supplied Material

**Project Name**

District Office

**On-Site Date**

July 23, 2021



## Appendix C:

### Pre-Survey Questionnaire

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

**Building / Facility Name:** District Offices

**Name of person completing form:** \_\_\_\_\_

**Title / Association with property:** \_\_\_\_\_

**Length of time associated w/  
property:** \_\_\_\_\_

**Date Completed:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Method of Completion:** \_\_\_\_\_

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

DATA OVERVIEW		RESPONSE																																																																																																																																																																																
1	Year/s constructed / renovated	Constructed 1989																																																																																																																																																																																
2	Building size in SF	66,063																																																																																																																																																																																
3	Major Renovation/Rehabilitation		Year	Additional Detail																																																																																																																																																																														
		Façade	<u>2021</u>	<u>Portables painted</u>																																																																																																																																																																														
		Roof	2013`	Warehouse																																																																																																																																																																														
		Interiors	<u>2019</u>	<u>Conference Center, ESS,</u>																																																																																																																																																																														
		HVAC	<u>2019</u>	<u>Conference Center</u>																																																																																																																																																																														
		Electrical																																																																																																																																																																																
		Site Pavement	<u>2020</u>	<u>Slurry</u>																																																																																																																																																																														
		Accessibility	<u>2019</u>	<u>Conference Center</u>																																																																																																																																																																														
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QUESTION		RESPONSE
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				<u>Portable floors have soft spots (22 and 21)</u>
8	Are there any wall, window, basement or roof leaks?	X				Most of the portables are prone to roof leaks.
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				Mold suspected in building 12. Flooring removed and replaced
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				Some issues with roots have been addressed.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					

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

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: District Office

BV Project Number: 150028.21R000 - 029.354

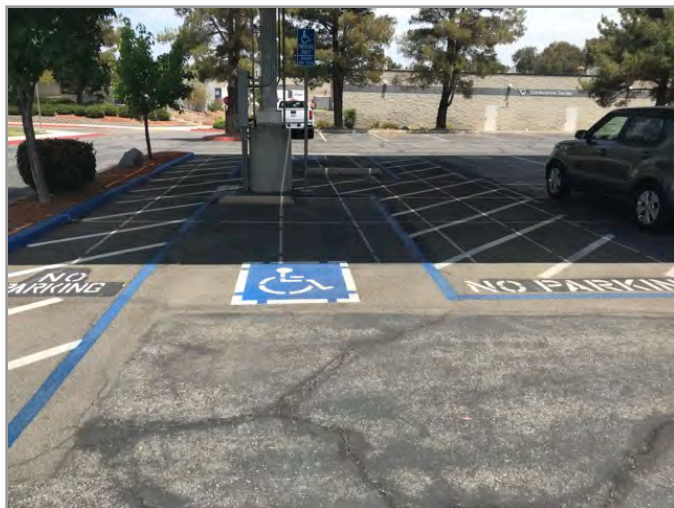
### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



Overview of accessible parking area



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



Curb cut

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



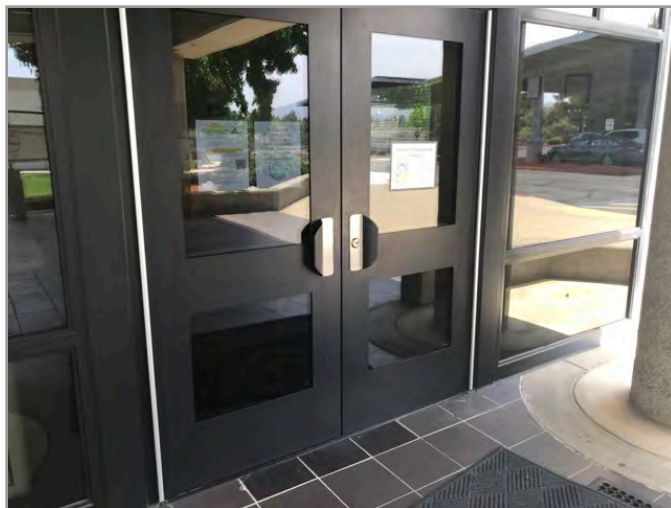
Question		Yes	No	NA	Comments
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps on an accessible route appear to have compliant handrails ?	X			

## Abbreviated Accessibility Checklist

### Building Entrances



Main/accessible entrance



Signage/hardware

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

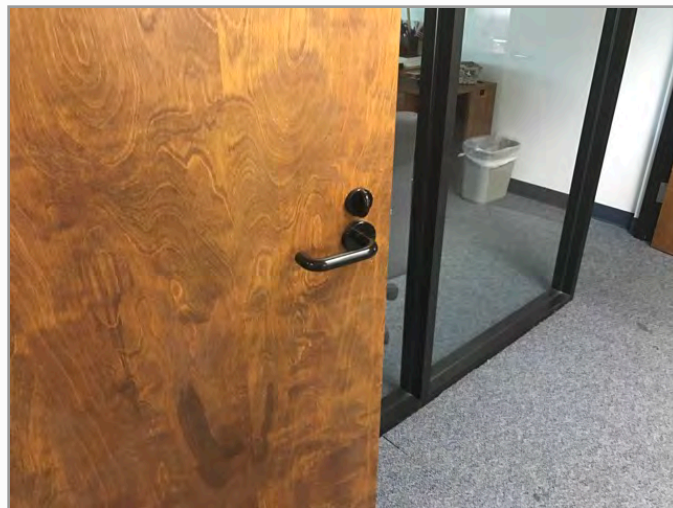
Question		Yes	No	NA	Comments
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



Accessible interior path



Door hardware

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

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

## Abbreviated Accessibility Checklist

### Elevators

NA

NA

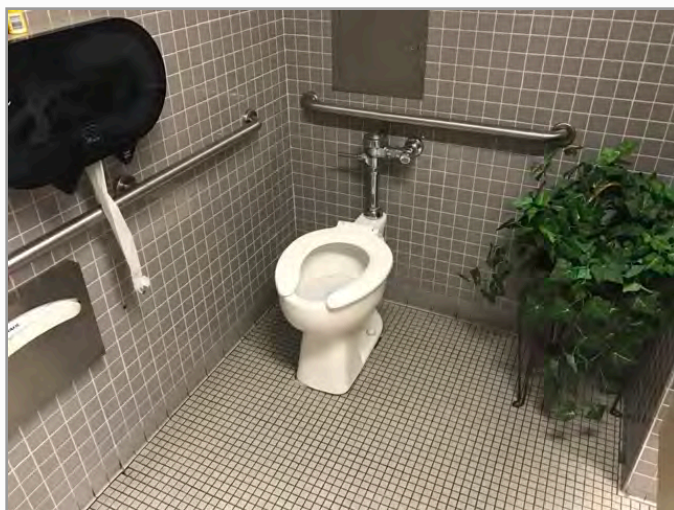
Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			✗	
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?			✗	
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway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



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

## Abbreviated Accessibility Checklist

### Public Restrooms



Toilet stall overview



Sink, faucet handles and/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 ?	✗			

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes



Kitchen cabinets/sink clearance



Oven with controls

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

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

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools

NA

NA

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



## **Appendix E:**

### **Component Condition Report**

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**Component Condition Report | District Office / Building 11 - Superintendents Office**

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 & Paint	3,850 SF	6	3164287
B2020	Building exterior	Fair	Storefront, Glazing & Framing	250 SF	10	3164281
B2020	Building exterior	Fair	Window, Vinyl-Clad Double-Glazed, 28-40 SF	18	10	3164264
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	10	3164263
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,650 SF	8	3164293
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	12	3164272
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	8	3164277
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,650 SF	14	3164276
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	10	3164291
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	6,975 SF	6	3164258
C2030	Restrooms	Good	Flooring, Ceramic Tile	350 SF	30	3164255
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,300 SF	5	3164267
Plumbing						
D2010	Restrooms	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	6	3164275
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	20	3164268
D2010	Restrooms	Good	Urinal, Standard	1	20	3164292
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,650 SF	8	3164259
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	15	3164284
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	3164286
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone [No tag/plate found]	1	5	3164260
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	14	3164271
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,650 SF	10	3164266
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	10	3164288
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	15	3164256
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	5	3164270
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	15	3164280
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	8	3164289
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,650 SF	10	3164269
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	3164274
Electrical						

Component Condition Report | District Office / Building 11 - Superintendents Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchboard, 277/480 V [MSB]	1	8	3164278
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [1PA]	1	8	3164262
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	2	3164283
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [2PA]	1	11	3164290
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	11	3164265
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,650 SF	8	3164273
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,650 SF	17	3164285
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	3	6	3164282
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	8	3164279
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,650 SF	6	3164257
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	15	3164261

Component Condition Report | District Office / Building 12 - Accountability & Assessment

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Excellent	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,450 SF	10	3164315
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	5	8	3164301
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	5	12	3164296
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	1,930 SF	2	3164300
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	20	3164305
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,930 SF	10	3164308
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	12	3164316
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	2,895 SF	6	3164320
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,430 SF	5	3164306
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	500 SF	12	3164295
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3164310
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	3164319
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,930 SF	8	3164309
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	6	3164302
D2010	Utility closet	Good	Water Heater, Electric, Residential [Inaccessible]	1	10	3164313
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	15	3164303
D2010	Restrooms	Good	Urinal, Standard	3	20	3164299

Component Condition Report | District Office / Building 12 - Accountability & Assessment

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,930 SF	12	3164318
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164298
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164314
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	1	6	3164304
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,930 SF	8	3164312
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,930 SF	17	3164294
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	2	6	3164297
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,930 SF	6	3164311
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	7	3164307
Follow-up Studies						
P2030	Throughout	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	3165283

Component Condition Report | District Office / Building 13 - Centralized Enrollment

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Excellent	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	4,000 SF	10	3164328
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	4	5	3164341
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	2	10	3164342
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	4,370 SF	2	3164334
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	20	3164321
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,370 SF	10	3164331
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	6,555 SF	6	3164325
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,370 SF	5	3164330
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3164326
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,370 SF	8	3164324
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164337
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	19	3164339
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164336

Component Condition Report | District Office / Building 13 - Centralized Enrollment

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164322
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,370 SF	10	3164338
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	2	6	3164333
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,370 SF	8	3164329
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,370 SF	17	3164332
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	2	6	3164340
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,370 SF	6	3164335
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	3164327

Component Condition Report | District Office / Building 14 - Special Education

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Excellent	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,650 SF	10	3164352
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	11	5	3164361
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	6	10	3164355
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,215 SF	8	3164343
B3010	Roof	Poor	Roofing, Modified Bitumen	4,700 SF	2	3164364
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	11	20	3164353
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,800 SF	10	3164358
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	10,200 SF	6	3164345
C2030	Kitchen and restroom	Fair	Flooring, Vinyl Sheeting	750 SF	8	3164371
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,050 SF	5	3164365
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	3164349
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3164368
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,800 SF	8	3164354
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	20	3164360
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	2	3164362
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	2	3164363
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	2	3164359



**Component Condition Report | District Office / Building 14 - Special Education**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164351
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,800 SF	10	3164350
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164369
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164347
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164366
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	3164357
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,800 SF	8	3164367
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,800 SF	17	3164344
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	6	6	3164356
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,800 SF	6	3164370
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	12	3164348

## Component Condition Report | District Office / Building 15 - Behavioral Health

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Excellent	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,180 SF	10	3164465
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	6	5	3164462
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	5	10	3164484
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	1,075 SF	2	3164473
B3010	Roof	Fair	Roofing, Metal	3,225 SF	10	3164469
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	11	20	3164471
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,275 SF	10	3164482
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	6,450 SF	6	3164472
C2030	Kitchen and restroom	Fair	Flooring, Vinyl Sheeting	750 SF	8	3164474
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,525 SF	5	3164468
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	3164467
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	20	3164470
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	3164481
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,275 SF	8	3164483
HVAC						

Component Condition Report | District Office / Building 15 - Behavioral Health

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	2	3164485
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	2	3164463
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	2	3164487
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,275 SF	10	3164479
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164476
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	3164486
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,275 SF	8	3164466
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,275 SF	17	3164475
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	5	6	3164480
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,275 SF	6	3164477
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	3164464

Component Condition Report | District Office / Building 16 - Curriculum, Instruction

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Excellent	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,600 SF	10	3164501
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	8	5	3164510
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	9	10	3164495
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	2,150 SF	2	3164514
B3010	Roof	Fair	Roofing, Metal	2,600 SF	8	3164493
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	20	3164490
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,750 SF	10	3164494
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	10	3164504
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	7,125 SF	6	3164492
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,250 SF	5	3164500
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	500 SF	10	3164489
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	3164499
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,750 SF	8	3164508
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	15	3164513
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	3164506

Component Condition Report | District Office / Building 16 - Curriculum, Instruction

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Good	Urinal, Standard	2	20	3164498
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	2	3164503
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	2	3164509
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164488
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164497
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,750 SF	10	3164507
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	3164491
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,750 SF	8	3164512
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,750 SF	17	3164511
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	9	6	3164515
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,750 SF	6	3164505
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	3164496

Component Condition Report | District Office / Building 21 - HRD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Excellent	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,370 SF	10	3164540
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	14	18	3164520
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	6	13	3164544
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	1,000 SF	2	3164546
B3010	Roof	Good	Roofing, Metal	7,115 SF	28	3164538
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	10	28	3164545
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,115 SF	13	3164539
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	10	3164535
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	12,175 SF	6	3164547
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	500 SF	10	3164533
C2030	Throughout building	Fair	Flooring, Wood, Strip	1,000 SF	18	3164529
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	6,615 SF	6	3164531
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3164542

Component Condition Report | District Office / Building 21 - HRD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	18	3164526
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,115 SF	28	3164536
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	18	3164525
D2010	Restrooms	Fair	Urinal, Standard	2	18	3164519
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	8	3164524
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	8	3164523
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	8	3164522
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	8	3164518
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	8	3164528
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	8	3164543
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,115 SF	18	3164516
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164527
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	5	6	3164517
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,115 SF	28	3164530
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,115 SF	17	3164537
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	6	6	3164534
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,115 SF	6	3164521
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	12	3164532

Component Condition Report | District Office / Building 22 - Facilities Development

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Excellent	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,390 SF	10	3164553
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	16	5	3164564
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	9	10	3164573
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,125 SF	8	3164563
B3010	Roof	Poor	Roofing, Modified Bitumen	5,615 SF	2	3164569
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	20	3164559
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,750 SF	10	3164562
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	10	3164555

Component Condition Report | District Office / Building 22 - Facilities Development

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	10,125 SF	6	3164574
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	500 SF	8	3164566
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,250 SF	5	3164548
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	1	20	3164575
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,750 SF	8	3164572
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	3164568
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	3164552
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	6	3164576
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164549
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164560
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164556
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164551
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,750 SF	10	3164558
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164561
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	3164567
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,750 SF	8	3164571
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,750 SF	17	3164550
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	9	6	3164565
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,750 SF	6	3164557
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	12	3164570

Component Condition Report | District Office / Building 24 - Risk Management

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Excellent	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,220 SF	10	3164577
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	9	5	3164590
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	6	10	3164588
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	3,050 SF	2	3164586
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	20	3164594

**Component Condition Report | District Office / Building 24 - Risk Management**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,050 SF	10	3164591
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	10	3164598
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	4,575 SF	6	3164589
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,700 SF	5	3164580
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	350 SF	10	3164583
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3164599
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	3164596
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,050 SF	8	3164601
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	3164592
D2010	Restrooms	Fair	Urinal, Standard	1	15	3164584
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164587
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	3164600
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164578
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,050 SF	10	3164585
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	1	6	3164579
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,050 SF	8	3164597
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,050 SF	17	3164582
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	6	6	3164581
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,050 SF	6	3164593
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	3164602

## Component Condition Report | District Office / Building 25 - IMS

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Excellent	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	4,900 SF	10	3164623
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	8	5	3164618
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	3	10	3164621
Roofing						
B3010	Workroom Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,100 SF	10	3164603
B3010	Roof	Poor	Roofing, Modified Bitumen	2,050 SF	2	3164614
Interiors						



Component Condition Report | District Office / Building 25 - IMS

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	20	3164626
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,300 SF	10	3164629
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	4,950 SF	6	3164610
C2030	Workroom	Good	Flooring, Vinyl Sheeting	1,100 SF	10	3164608
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,700 SF	5	3164609
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	8	3164619
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,300 SF	8	3164628
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [SCE]	1	2	3164617
D3030	Building exterior	Fair	Split System Ductless, Single Zone [No tag/plate found]	1	5	3164622
D3030	Building exterior	Fair	Split System Ductless, Single Zone [No tag/plate found]	1	6	3164606
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	6	3164611
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,300 SF	10	3164605
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	6	3164624
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	2	6	3164627
Electrical						
D5010	Building exterior	Good	Automatic Transfer Switch, ATS [ATS]	1	21	3164616
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	16	3164615
D5020	Building exterior	Fair	Distribution Panel, 120/240 V [DPE]	1	12	3164604
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,300 SF	8	3164630
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,300 SF	17	3164620
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	2	6	3164612
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,300 SF	6	3164607
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	12	3164625

Component Condition Report | District Office / Building 31 - BSS - Fiscal

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Concrete Block (CMU), 1-2 Story Building	17,850 SF	46	3164663
B2020	Building exterior	Fair	Storefront, Glazing & Framing	250 SF	15	3164702
B2020	Building exterior	Fair	Window, Vinyl-Clad Double-Glazed, 28-40 SF	6	5	3164687
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	6	3164667
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	3	15	3164675

**Component Condition Report | District Office / Building 31 - BSS - Fiscal**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	2	20	3164701
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	14,750 SF	12	3164674
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	15	10	3164703
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	20	3164697
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,140 SF	10	3164679
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	7,710 SF	6	3164669
C2030	Warehouse	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	9,610 SF	5	3164676
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	750 SF	5	3164671
C2030	Throughout building	Fair	Flooring, Wood, Strip	5,140 SF	15	3164699
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	14,750 SF	8	3164677
HVAC						
D3020	Warehouse	Fair	Unit Heater, Natural Gas [1]	1	5	3164698
D3020	Warehouse	Fair	Unit Heater, Natural Gas [9]	1	5	3164704
D3020	Warehouse	Fair	Unit Heater, Natural Gas [4]	1	5	3164690
D3020	Warehouse	Fair	Unit Heater, Natural Gas [10]	1	5	3164696
D3020	Warehouse	Fair	Unit Heater, Natural Gas [2]	1	5	3164685
D3020	Warehouse	Fair	Unit Heater, Natural Gas [3]	1	5	3164664
D3030	Warehouse	Fair	Split System Ductless, Single Zone [No tag/plate found]	1	7	3164665
D3030	Warehouse	Fair	Split System Ductless, Single Zone [No tag/plate found]	1	7	3164686
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164662
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164672
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164681
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	14,750 SF	10	3164678
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [No tag/plate found]	1	7	3164673
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [No tag/plate found]	1	7	3164666
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [No tag/plate found]	1	7	3164695
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [No tag/plate found]	1	7	3164670
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [No tag/plate found]	1	7	3164680
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [No tag/plate found]	1	7	3164691
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	14,750 SF	10	3164668
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	4	6	3164684
Electrical						

**Component Condition Report | District Office / Building 31 - BSS - Fiscal**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Warehouse	Fair	Supplemental Components, Battery Charger [No tag/plate found]	1	2	3164689
D5020	Warehouse	Fair	Distribution Panel, 277/480 V [No tag/plate found]	1	7	3164700
D5020	Warehouse	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3164688
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,750 SF	8	3164692
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	14,750 SF	17	3164694
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	4	6	3164682
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	14,750 SF	6	3164693
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	12	3164683

**Component Condition Report | District Office / Building 32 - Nutrition Services**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Concrete Block (CMU), 1-2 Story Building	7,650 SF	46	3164728
B2020	Building exterior	Fair	Storefront, Glazing & Framing	300 SF	10	3164726
B2020	Building exterior	Fair	Window, Vinyl-Clad Double-Glazed, 28-40 SF	4	5	3164740
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	10	3164711
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	2	8	3164733
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,800 SF	12	3164707
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	6	10	3164717
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	20	3164739
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	10	3164735
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,700 SF	6	3164741
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	30	3164732
C2030	Puchasing	Fair	Flooring, Wood, Strip	1,400 SF	15	3164729
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,900 SF	5	3164714
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,800 SF	6	3164722
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	1	20	3164720
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	3164705
D2010	Puchasing	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3164706
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	15	3164727
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,800 SF	8	3164723
HVAC						

Component Condition Report | District Office / Building 32 - Nutrition Services

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone [No tag/plate found]	1	10	3164716
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164737
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164731
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164713
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,800 SF	10	3164725
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [SCE]	1	2	3164736
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	8	3164708
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [No tag/plate found]	1	10	3164712
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	8	3164709
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,800 SF	10	3164734
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	2	6	3164730
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [No tag/plate found]	1	10	3164719
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	5	3164718
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,800 SF	8	3164738
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,800 SF	17	3164721
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	5	6	3164724
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,800 SF	6	3164715
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	12	3164710

Component Condition Report | District Office / Conference Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Concrete Block (CMU), 1-2 Story Building	4,000 SF	46	3164742
B2020	Building exterior	Good	Storefront, Glazing & Framing	250 SF	28	3164766
B2050	Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	28	3164778
B2050	Building exterior	Good	Exterior Door, Steel, Standard	4	38	3164759
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,400 SF	5	3164757
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	6	38	3164758
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	4,400 SF	23	3164749
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	18	3164754
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	6,600 SF	6	3164769

Component Condition Report | District Office / Conference Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	38	3164776
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	3,900 SF	8	3164773
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	28	3164764
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,400 SF	30	3164755
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	28	3164751
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	13	3164772
D2010	Restrooms	Good	Urinal, Standard	1	28	3164777
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	28	3164770
HVAC						
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV) [HP-1]	1	13	3164771
D3030	Roof	Good	Split System Ductless, Single Zone [CU-1]	1	11	3164780
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	4,400 SF	28	3164753
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-3]	1	17	3164748
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	17	3164744
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	17	3164743
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	16	3164750
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	17	3164752
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	17	3164760
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	17	3164762
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	17	3164765
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	4,400 SF	18	3164779
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	2	6	3164775
Electrical						
D5010	Electrical room	Good	Uninterruptible Power Supply, UPS [EMERGENCY LIGHTING]	1	13	3164756
D5010	Electrical room	Good	Automatic Transfer Switch, ATS [TRANSFER SWITCH]	1	23	3164768
D5020	Electrical room	Good	Distribution Panel, 120/208 V [2NPA]	1	27	3164747
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	28	3164745
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,400 SF	30	3164746
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,400 SF	18	3164761
Fire Alarm & Electronic Systems						
D6030	Throughout building	Good	Exit Lighting Fixture, w/ Battery	8	6	3164763
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,400 SF	18	3164767
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	18	3164774



Component Condition Report | District Office / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	7	3164787
D2010	Site	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	20	3164802
D2010	Site	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	20	3164796
D2010	Site	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	20	3164784
HVAC						
D3010	Site by building 25	Good	Storage Tank, Fuel	1	21	3164783
Fire Protection						
D4010	Site	Good	Backflow Preventer, Fire Suppression [No tag/plate found]	1	20	3164801
Electrical						
D5010	Site by building 25	Good	Generator, Diesel [No tag/plate found]	1	21	3164782
D5020	Site building 11	Fair	Distribution Panel, 120/208 V [3PA]	1	12	3164792
D5020	Site building 11	Fair	Secondary Transformer, Dry, Stepdown [TR2]	1	10	3164785
D5020	Site by building 25	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	6	3164791
D5020	Site back lot	Fair	Secondary Transformer, Dry, Stepdown [RT]	1	10	3164793
D5020	Site by building 22	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	8	3164799
D5020	Site by building 25	Good	Distribution Panel, 277/480 V [EDH]	1	26	3164797
D5020	Site building 11	Fair	Distribution Panel, 277/480 V [DISTRIBUTION PANEL ]	1	15	3164786
D5020	Site IMS workroom	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	4	3164789
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	200,000 SF	12	3164790
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	200,000 SF	4	3164794
G2030	Site	Good	Sidewalk, Concrete, Large Areas	50,000 SF	40	3164781
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	550 LF	20	3164788
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	12	3164803
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	10	3164800
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	9	12	3164798
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	50,000 SF	12	3164804
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	25	15	3164795



## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

9/1/2021

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
District Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
District Office / Building 11 - Superintendents Office	\$0	\$0	\$23,488	\$0	\$0	\$57,172	\$51,824	\$0	\$302,444	\$0	\$116,153	\$33,712	\$8,207	\$0	\$45,670	\$90,286	\$43,711	\$68,065	\$0	\$0	\$13,996	\$854,729
District Office / Building 12 - Accountability & Assessment	\$3,875	\$0	\$40,282	\$0	\$0	\$13,764	\$19,561	\$4,084	\$45,302	\$0	\$21,802	\$0	\$31,519	\$0	\$0	\$59,372	\$9,608	\$28,251	\$0	\$0	\$33,489	\$310,909
District Office / Building 13 - Centralized Enrollment	\$0	\$0	\$77,746	\$0	\$0	\$48,477	\$31,933	\$0	\$82,730	\$0	\$70,481	\$0	\$0	\$0	\$0	\$56,526	\$19,627	\$63,966	\$0	\$14,558	\$36,189	\$502,233
District Office / Building 14 - Special Education	\$0	\$0	\$109,808	\$0	\$0	\$75,876	\$51,416	\$0	\$176,474	\$0	\$111,802	\$0	\$5,682	\$0	\$0	\$80,499	\$32,860	\$99,536	\$0	\$0	\$60,681	\$804,634
District Office / Building 15 - Behavioral Health	\$0	\$0	\$40,811	\$0	\$0	\$43,553	\$33,363	\$0	\$88,293	\$0	\$141,969	\$0	\$0	\$0	\$0	\$48,183	\$22,054	\$62,576	\$0	\$0	\$53,863	\$534,664
District Office / Building 16 - Curriculum, Instruction	\$0	\$0	\$53,436	\$0	\$0	\$53,739	\$39,006	\$0	\$141,529	\$0	\$102,838	\$0	\$0	\$0	\$0	\$78,774	\$27,107	\$69,529	\$0	\$0	\$44,986	\$610,944
District Office / Building 21 - HRD	\$0	\$0	\$20,552	\$0	\$0	\$0	\$126,522	\$0	\$46,276	\$0	\$40,332	\$0	\$11,364	\$53,001	\$0	\$0	\$126,788	\$118,784	\$152,577	\$0	\$40,607	\$736,803
District Office / Building 22 - Facilities Development	\$0	\$0	\$105,286	\$0	\$0	\$85,822	\$60,155	\$0	\$153,203	\$0	\$110,976	\$0	\$5,682	\$0	\$0	\$90,502	\$35,101	\$98,804	\$0	\$0	\$40,127	\$785,659
District Office / Building 24 - Risk Management	\$0	\$0	\$51,087	\$0	\$0	\$40,424	\$24,996	\$0	\$57,740	\$0	\$66,999	\$0	\$0	\$0	\$0	\$48,722	\$27,109	\$44,645	\$0	\$0	\$31,510	\$393,233
District Office / Building 25 - IMS	\$0	\$0	\$30,535	\$0	\$0	\$37,024	\$55,703	\$0	\$65,979	\$0	\$101,090	\$0	\$12,469	\$0	\$0	\$21,990	\$43,773	\$48,304	\$0	\$0	\$47,185	\$464,050
District Office / Building 31 - BSS - Fiscal	\$0	\$0	\$37,147	\$0	\$0	\$165,952	\$80,429	\$49,830	\$279,236	\$0	\$186,433	\$0	\$240,378	\$0	\$0	\$354,359	\$24,864	\$215,905	\$0	\$0	\$16,395	\$1,650,927
District Office / Building 32 - Nutrition Services	\$0	\$0	\$36,407	\$0	\$0	\$34,200	\$39,840	\$0	\$80,353	\$0	\$93,949	\$0	\$68,499	\$0	\$0	\$82,353	\$33,290	\$55,623	\$0	\$0	\$21,393	\$545,907
District Office / Conference Center	\$0	\$0	\$0	\$0	\$0	\$56,466	\$18,326	\$0	\$41,018	\$0	\$0	\$5,363	\$0	\$94,289	\$0	\$0	\$26,760	\$71,358	\$174,325	\$0	\$0	\$487,904
District Office / Site	\$0	\$0	\$0	\$0	\$121,604	\$0	\$13,218	\$4,901	\$14,023	\$129,995	\$39,276	\$0	\$1,208,202	\$0	\$150,699	\$305,267	\$0	\$0	\$0	\$174,702	\$75,076	\$2,236,962
Grand Total	\$3,875	\$0	\$626,586	\$0	\$121,604	\$712,468	\$646,290	\$58,816	\$1,574,599	\$129,995	\$1,204,101	\$39,075	\$1,592,001	\$147,289	\$196,370	\$1,316,833	\$472,651	\$1,045,346	\$326,902	\$189,260	\$515,496	\$10,919,556

District Office

District Office / Building 11 - Superintendents Office

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
B2010	Building exterior	3164287	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Paint	10	4	6	3850	SF	\$3.54	\$13,638							\$13,638									\$13,638						\$27,276	
B2020	Building exterior	3164264	Window, Vinyl-Clad Double-Glazed, 28-40 SF, Replace	30	20	10	18	EA	\$1,328.40	\$23,911											\$23,911						\$13,638						\$23,911
B2020	Building exterior	3164281	Storefront, Glazing & Framing, Replace	30	20	10	250	SF	\$60.89	\$15,221											\$15,221												\$15,221
B2050	Building exterior	3164263	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	3	EA	\$1,439.10	\$4,317											\$4,317												\$4,317
B3010	Roof	3164293	Roofing, Modified Bitumen, Replace	20	12	8	4650	SF	\$11.07	\$51,476									\$51,476														\$51,476
B3060	Roof	3164272	Roof Skylight, per unit, up to 20 SF, Replace	30	18	12	4	EA	\$1,439.10	\$5,756													\$5,756										\$5,756
C1030	Throughout building	3164277	Interior Door, Wood, Solid-Core, Replace	40	32	8	10	EA	\$774.90	\$7,749									\$7,749														\$7,749
C1070	Throughout building	3164276	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	4650	SF	\$3.87	\$18,016															\$18,016								\$18,016
C1090	Restrooms	3164291	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	3	EA	\$830.25	\$2,491											\$2,491												\$2,491
C2010	Throughout building	3164258	Wall Finishes, any surface, Prep & Paint	10	4	6	6975	SF	\$1.66	\$11,582							\$11,582										\$11,582						\$23,164
C2030	Throughout building	3164267	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4300	SF	\$8.30	\$35,701						\$35,701										\$35,701							\$71,402
D2010	Restrooms	3164275	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$719.55	\$720							\$720																\$720
D2010	Throughout building	3164259	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	4650	SF	\$12.18	\$56,623									\$56,623														\$56,623
D2010	Restrooms	3164284	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	2	EA	\$1,217.70	\$2,435																\$2,435							\$2,435
D2010	Restrooms	3164286	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	\$1,439.10	\$4,317																\$4,317							\$4,317
D2010	Restrooms	3164268	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	10	20	1	EA	\$1,217.70	\$1,218																					\$1,218	\$1,218	
D2010	Restrooms	3164292	Urinal, Standard, Replace	30	10	20	1	EA	\$1,217.70	\$1,218																					\$1,218	\$1,218	
D3030	Roof	3164260	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$5,313.60	\$5,314						\$5,314															\$5,314	\$10,627	
D3050	Roof	3164270	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$8,302.50	\$8,303						\$8,303																	\$8,303
D3050	Throughout building	3164266	HVAC System, Ductwork, Medium Density, Replace	30	20	10	4650	SF	\$4.43	\$20,590											\$20,590												\$20,590
D3050	Roof	3164288	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$12,177.00	\$12,177											\$12,177												\$12,177
D3050	Roof	3164271	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$12,177.00	\$12,177															\$12,177								\$12,177
D3050	Roof	3164256	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																\$6,089							\$6,089
D3050	Roof	3164280	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																\$6,089							\$6,089
D3060	Roof	3164289	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	1	EA	\$2,656.80	\$2,657									\$2,657														\$2,657
D4010	Throughout building	3164269	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	4650	SF	\$1.66	\$7,721											\$7,721												\$7,721
D4030	Throughout building	3164274	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$166.05	\$498							\$498										\$498						\$996



Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate		
B3010	Roof	3164334	Roofing, Modified Bitumen, Replace	20	18	2	4370	SF	\$11.07	\$48,376			\$48,376																		\$48,376		
C1030	Throughout building	3164321	Interior Door, Wood, Solid-Core, Replace	40	20	20	7	EA	\$774.90	\$5,424																				\$5,424	\$5,424		
C1070	Throughout building	3164331	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4370	SF	\$3.87	\$16,932										\$16,932											\$16,932		
C2010	Throughout building	3164325	Wall Finishes, any surface, Prep & Paint	10	4	6	6555	SF	\$1.66	\$10,885						\$10,885										\$10,885						\$21,769	
C2030	Throughout building	3164330	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4370	SF	\$8.30	\$36,282					\$36,282										\$36,282							\$72,564	
D2010	Throughout building	3164324	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	4370	SF	\$12.18	\$53,213								\$53,213														\$53,213	
D2010	Throughout building	3164326	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,328.40	\$1,328																				\$1,328		\$1,328	
D3050	Roof	3164337	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303			\$8,303																			\$8,303	
D3050	Roof	3164336	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303			\$8,303																			\$8,303	
D3050	Roof	3164322	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303			\$8,303																			\$8,303	
D3050	Throughout building	3164338	HVAC System, Ductwork, Medium Density, Replace	30	20	10	4370	SF	\$4.43	\$19,350										\$19,350												\$19,350	
D3050	Roof	3164339	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$8,302.50	\$8,303																			\$8,303			\$8,303	
D4030	Throughout building	3164333	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	2	EA	\$166.05	\$332							\$332										\$332					\$664	
D5030	Throughout building	3164329	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	4370	SF	\$2.77	\$12,094								\$12,094														\$12,094	
D5040	Throughout building	3164332	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	4370	SF	\$8.86	\$38,701																	\$38,701					\$38,701	
D6030	Throughout building	3164340	Exit Lighting Fixture, w/ Battery, Replace	10	4	6	2	EA	\$507.01	\$1,014						\$1,014										\$1,014						\$2,028	
D7050	Throughout building	3164335	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	4370	SF	\$3.32	\$14,513						\$14,513																\$14,513	
G4050	Building exterior	3164327	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	\$664.20	\$1,328										\$1,328												\$1,328	
Totals, Unescalated											\$0	\$0	\$73,283	\$0	\$0	\$41,817	\$26,743	\$0	\$65,307	\$0	\$52,444	\$0	\$0	\$0	\$0	\$36,282	\$12,231	\$38,701	\$0	\$8,303	\$20,037		\$375,148
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$77,746	\$0	\$0	\$48,477	\$31,933	\$0	\$82,730	\$0	\$70,481	\$0	\$0	\$0	\$0	\$56,526	\$19,627	\$63,966	\$0	\$14,558	\$36,189		\$502,233

District Office / Building 14 - Special Education

Uniform Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate		
B2010	Building exterior	3164352	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	0	10	6650	SF	\$3.32	\$22,085											\$22,085										\$22,085	\$44,169		
B2020	Building exterior	3164361	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	11	EA	\$1,383.75	\$15,221						\$15,221																	\$15,221	
B2050	Building exterior	3164355	Exterior Door, Wood, Solid-Core, Replace	25	15	10	6	EA	\$774.90	\$4,649											\$4,649												\$4,649	
B3010	Roof	3164343	Roofing, Metal, Replace	40	32	8	2215	SF	\$14.39	\$31,876									\$31,876														\$31,876	
B3010	Roof	3164364	Roofing, Modified Bitumen, Replace	20	18	2	4700	SF	\$11.07	\$52,029			\$52,029																				\$52,029	
C1030	Throughout building	3164353	Interior Door, Wood, Solid-Core, Replace	40	20	20	11	EA	\$774.90	\$8,524																					\$8,524		\$8,524	
C1070	Throughout building	3164358	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	6800	SF	\$3.87	\$26,347											\$26,347												\$26,347	
C2010	Throughout building	3164345	Wall Finishes, any surface, Prep & Paint	10	4	6	10200	SF	\$1.66	\$16,937							\$16,937										\$16,937							\$33,874
C2030	Kitchen and restroom	3164371	Flooring, Vinyl Sheeting, Replace	15	7	8	750	SF	\$7.75	\$5,812									\$5,812															\$5,812
C2030	Throughout building	3164365	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6050	SF	\$8.30	\$50,230						\$50,230										\$50,230								\$100,460
D2010	Throughout building	3164354	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	6800	SF	\$12.18	\$82,804									\$82,804															\$82,804
D2010	Restrooms	3164349	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,439.10	\$1,439																	\$1,439							\$1,439
D2010	Throughout building	3164368	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,328.40	\$1,328																						\$1,328		\$1,328
D2010	Restrooms	3164360	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	1	EA	\$1,660.50	\$1,661																						\$1,661		\$1,661
D3030	Building exterior	3164362	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,088.50	\$6,089					\$6,089																			\$6,089
D3030	Building exterior	3164363	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,088.50	\$6,089					\$6,089																			\$6,089
D3030	Building exterior	3164359	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,088.50	\$6,089					\$6,089																			\$6,089
D3050	Roof	3164351	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303					\$8,303																			\$8,303
D3050	Roof	3164369	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303					\$8,303																			\$8,303
D3050	Roof	3164347	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303					\$8,303																			\$8,303
D3050	Roof	3164366	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303					\$8,303																			\$8,303
D3050	Throughout building	3164350	HVAC System, Ductwork, Medium Density, Replace	30	20	10	6800	SF	\$4.43	\$30,110											\$30,110													\$30,110
D4030	Throughout building	3164357	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$166.05	\$498							\$498											\$498						\$996
D5030	Throughout building	3164367	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	6800	SF	\$2.77	\$18,819									\$18,819															\$18,819
D5040	Throughout building	3164344	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	6800	SF	\$8.86	\$60,221																			\$60,221					\$60,221
D6030	Throughout building	3164356	Exit Lighting Fixture, w/ Battery, Replace	10	4	6	6	EA	\$507.01	\$3,042							\$3,042										\$3,042							\$6,084
D7050	Throughout building	3164370	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	6800	SF	\$3.32	\$22,583							\$22,583																	\$22,583
G4050	Building exterior	3164348	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	6	EA	\$664.20	\$3,985													\$3,985											\$3,985
Totals, Unescalated											\$0	\$0	\$103,505	\$0	\$0	\$65,451	\$43,060	\$0	\$139,310	\$0	\$83,191	\$0	\$3,985	\$0	\$0	\$51,669	\$20,477	\$60,221	\$0	\$0	\$33,597	\$604,467		







Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B3010	Roof	3164569	Roofing, Modified Bitumen, Replace	20	18	2	5615	SF	\$11.07	\$62,158			\$62,158																			\$62,158
C1030	Throughout building	3164559	Interior Door, Wood, Solid-Core, Replace	40	20	20	4	EA	\$774.90	\$3,100																					\$3,100	\$3,100
C1070	Throughout building	3164562	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	6750	SF	\$3.87	\$26,153											\$26,153											\$26,153
C1090	Restrooms	3164555	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	2	EA	\$830.25	\$1,661											\$1,661											\$1,661
C2010	Throughout building	3164574	Wall Finishes, any surface, Prep & Paint	10	4	6	10125	SF	\$1.66	\$16,813						\$16,813										\$16,813						\$33,625
C2030	Restrooms	3164566	Flooring, Vinyl Sheeting, Replace	15	7	8	500	SF	\$7.75	\$3,875									\$3,875													\$3,875
C2030	Throughout building	3164548	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6250	SF	\$8.30	\$51,891						\$51,891									\$51,891							\$103,781
D2010	Throughout building	3164572	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	6750	SF	\$12.18	\$82,195									\$82,195													\$82,195
D2010	Restrooms	3164568	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,660.50	\$3,321																\$3,321						\$3,321
D2010	Restrooms	3164552	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,439.10	\$2,878																\$2,878						\$2,878
D2010	Restrooms	3164575	Urinal, Standard, Replace	30	10	20	1	EA	\$1,217.70	\$1,218																					\$1,218	\$1,218
D3030	Building exterior	3164576	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	\$6,088.50	\$6,089							\$6,089															\$6,089
D3050	Roof	3164549	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303			\$8,303																			\$8,303
D3050	Roof	3164560	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303			\$8,303																			\$8,303
D3050	Roof	3164556	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$6,088.50	\$6,089			\$6,089																			\$6,089
D3050	Roof	3164551	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$6,088.50	\$6,089			\$6,089																			\$6,089
D3050	Roof	3164561	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303			\$8,303																			\$8,303
D3050	Throughout building	3164558	HVAC System, Ductwork, Medium Density, Replace	30	20	10	6750	SF	\$4.43	\$29,889											\$29,889											\$29,889
D4030	Throughout building	3164567	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$166.05	\$498							\$498										\$498					\$996
D5030	Throughout building	3164571	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	6750	SF	\$2.77	\$18,681									\$18,681													\$18,681
D5040	Throughout building	3164550	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	6750	SF	\$8.86	\$59,778																		\$59,778				\$59,778
D6030	Throughout building	3164565	Exit Lighting Fixture, w/ Battery, Replace	10	4	6	9	EA	\$507.01	\$4,563							\$4,563										\$4,563					\$9,126
D7050	Throughout building	3164557	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	6750	SF	\$3.32	\$22,417							\$22,417															\$22,417
G4050	Building exterior	3164570	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	6	EA	\$664.20	\$3,985												\$3,985										\$3,985
Totals, Unescalated											\$0	\$0	\$99,243	\$0	\$0	\$74,031	\$50,379	\$0	\$120,940	\$0	\$82,577	\$0	\$3,985	\$0	\$0	\$58,090	\$21,874	\$59,778	\$0	\$0	\$22,217	\$593,113
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$105,286	\$0	\$0	\$85,822	\$60,155	\$0	\$153,203	\$0	\$110,976	\$0	\$5,682	\$0	\$0	\$90,502	\$35,101	\$98,804	\$0	\$0	\$40,127	\$785,659

District Office / Building 24 - Risk Management

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
B2010	Building exterior	3164577	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	0	10	3220	SF	\$3.32	\$10,694										\$10,694										\$10,694	\$21,387	
B2020	Building exterior	3164590	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	9	EA	\$1,383.75	\$12,454					\$12,454																	\$12,454
B2050	Building exterior	3164588	Exterior Door, Wood, Solid-Core, Replace	25	15	10	6	EA	\$774.90	\$4,649										\$4,649												\$4,649
B3010	Roof	3164586	Roofing, Modified Bitumen, Replace	20	18	2	3050	SF	\$11.07	\$33,764			\$33,764																			\$33,764
C1030	Throughout building	3164594	Interior Door, Wood, Solid-Core, Replace	40	20	20	7	EA	\$774.90	\$5,424																				\$5,424	\$5,424	
C1070	Throughout building	3164591	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	3050	SF	\$3.87	\$11,817										\$11,817												\$11,817
C1090	Restrooms	3164598	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	3	EA	\$830.25	\$2,491										\$2,491												\$2,491
C2010	Throughout building	3164589	Wall Finishes, any surface, Prep & Paint	10	4	6	4575	SF	\$1.66	\$7,597						\$7,597										\$7,597						\$15,194
C2030	Restrooms	3164583	Flooring, Vinyl Sheeting, Replace	15	5	10	350	SF	\$7.75	\$2,712										\$2,712												\$2,712
C2030	Throughout building	3164580	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2700	SF	\$8.30	\$22,417					\$22,417										\$22,417							\$44,834
D2010	Throughout building	3164601	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	3050	SF	\$12.18	\$37,140								\$37,140														\$37,140
D2010	Restrooms	3164596	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,660.50	\$3,321															\$3,321							\$3,321
D2010	Restrooms	3164592	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	\$1,439.10	\$4,317															\$4,317							\$4,317
D2010	Restrooms	3164584	Urinal, Standard, Replace	30	15	15	1	EA	\$1,217.70	\$1,218															\$1,218							\$1,218
D2010	Throughout building	3164599	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,328.40	\$1,328																				\$1,328	\$1,328	
D3050	Roof	3164587	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,302.50	\$8,303			\$8,303																			\$8,303
D3050	Roof	3164578	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$6,088.50	\$6,089			\$6,089																			\$6,089
D3050	Throughout building	3164585	HVAC System, Ductwork, Medium Density, Replace	30	20	10	3050	SF	\$4.43	\$13,505										\$13,505												\$13,505
D3050	Roof	3164600	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$6,088.50	\$6,089																\$6,089						\$6,089
D4030	Throughout building	3164579	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166										\$166						\$332
D5030	Throughout building	3164597	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	3050	SF	\$2.77	\$8,441								\$8,441														\$8,441
D5040	Throughout building	3164582	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	3050	SF	\$8.86	\$27,011																	\$27,011					\$27,011
D6030	Throughout building	3164581	Exit Lighting Fixture, w/ Battery, Replace	10	4	6	6	EA	\$507.01	\$3,042						\$3,042										\$3,042						\$6,084

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D7050	Throughout building	3164593	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	3050	SF	\$3.32	\$10,129							\$10,129															\$10,129
G4050	Building exterior	3164602	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	6	EA	\$664.20	\$3,985											\$3,985											\$3,985
Totals, Unescalated											\$0	\$0	\$48,155	\$0	\$0	\$34,871	\$20,934	\$0	\$45,581	\$0	\$49,854	\$0	\$0	\$0	\$0	\$31,273	\$16,893	\$27,011	\$0	\$0	\$17,446	\$292,017
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$51,087	\$0	\$0	\$40,424	\$24,996	\$0	\$57,740	\$0	\$66,999	\$0	\$0	\$0	\$0	\$48,722	\$27,109	\$44,645	\$0	\$0	\$31,510	\$393,233

District Office / Building 25 - IMS

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate		
B2010	Building exterior	3164623	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	0	10	4900	SF	\$3.32	\$16,273											\$16,273										\$16,273	\$32,546		
B2020	Building exterior	3164618	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	8	EA	\$1,383.75	\$11,070						\$11,070																	\$11,070	
B2050	Building exterior	3164621	Exterior Door, Wood, Solid-Core, Replace	25	15	10	3	EA	\$774.90	\$2,325											\$2,325												\$2,325	
B3010	Roof	3164614	Roofing, Modified Bitumen, Replace	20	18	2	2050	SF	\$11.07	\$22,694			\$22,694																				\$22,694	
B3010	Workroom Roof	3164603	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	1100	SF	\$18.82	\$20,701											\$20,701												\$20,701	
C1030	Throughout building	3164626	Interior Door, Wood, Solid-Core, Replace	40	20	20	4	EA	\$774.90	\$3,100																					\$3,100	\$3,100		
C1070	Throughout building	3164629	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	3300	SF	\$3.87	\$12,786											\$12,786												\$12,786	
C2010	Throughout building	3164610	Wall Finishes, any surface, Prep & Paint	10	4	6	4950	SF	\$1.66	\$8,219						\$8,219											\$8,219							\$16,439
C2030	Throughout building	3164619	Flooring, Vinyl Tile (VCT), Replace	15	7	8	500	SF	\$5.54	\$2,768									\$2,768															\$2,768
C2030	Workroom	3164608	Flooring, Vinyl Sheeting, Replace	15	5	10	1100	SF	\$7.75	\$8,524											\$8,524													\$8,524
C2030	Throughout building	3164609	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1700	SF	\$8.30	\$14,114						\$14,114										\$14,114								\$28,229
D2010	Throughout building	3164628	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	3300	SF	\$12.18	\$40,184									\$40,184															\$40,184
D3030	Building exterior	3164617	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,088.50	\$6,089			\$6,089																					\$6,089
D3030	Building exterior	3164622	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$6,752.70	\$6,753						\$6,753															\$6,753	\$13,505		
D3030	Building exterior	3164606	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$6,752.70	\$6,753							\$6,753																	\$6,753
D3050	Roof	3164611	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,195.50	\$7,196							\$7,196																	\$7,196
D3050	Roof	3164624	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$12,177.00	\$12,177							\$12,177																	\$12,177
D3050	Throughout building	3164605	HVAC System, Ductwork, Medium Density, Replace	30	20	10	3300	SF	\$4.43	\$14,612											\$14,612													\$14,612
D4030	Throughout building	3164627	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	2	EA	\$166.05	\$332							\$332											\$332						\$664
D5020	Building exterior	3164615	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$17,712.00	\$17,712																	\$17,712							\$17,712
D5020	Building exterior	3164604	Distribution Panel, 120/240 V, Replace	30	18	12	1	EA	\$6,088.50	\$6,089													\$6,089											\$6,089
D5030	Throughout building	3164630	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	3300	SF	\$2.77	\$9,133									\$9,133															\$9,133
D5040	Throughout building	3164620	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	3300	SF	\$8.86	\$29,225																			\$29,225					\$29,225
D6030	Throughout building	3164612	Exit Lighting Fixture, w/ Battery, Replace	10	4	6	2	EA	\$507.01	\$1,014							\$1,014											\$1,014						\$2,028
D7050	Throughout building	3164607	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	3300	SF	\$3.32	\$10,959							\$10,959																	\$10,959
G4050	Building exterior	3164625	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	4	EA	\$664.20	\$2,657													\$2,657											\$2,657
Totals, Unescalated											\$0	\$0	\$28,782	\$0	\$0	\$31,937	\$46,650	\$0	\$52,084	\$0	\$75,221	\$0	\$8,745	\$0	\$0	\$14,114	\$27,278	\$29,225	\$0	\$0	\$26,125	\$340,161		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$30,535	\$0	\$0	\$37,024	\$55,703	\$0	\$65,979	\$0	\$101,090	\$0	\$12,469	\$0	\$0	\$21,990	\$43,773	\$48,304	\$0	\$0	\$47,185	\$464,050		

District Office / Building 31 - BSS - Fiscal

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate		
B2020	Building exterior	3164687	Window, Vinyl-Clad Double-Glazed, 28-40 SF, Replace	30	25	5	6	EA	\$1,328.40	\$7,970						\$7,970																\$7,970		
B2020	Building exterior	3164702	Storefront, Glazing & Framing, Replace	30	15	15	250	SF	\$60.89	\$15,221																\$15,221							\$15,221	
B2050	Building exterior	3164667	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	24	6	2	EA	\$1,439.10	\$2,878							\$2,878																\$2,878	
B2050	Building exterior	3164701	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	\$664.20	\$1,328																					\$1,328	\$1,328		
B2050	Building exterior	3164675	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	15	15	3	EA	\$8,302.50	\$24,908																\$24,908							\$24,908	
B3010	Roof	3164674	Roofing, Modified Bitumen, Replace	20	8	12	14750	SF	\$11.07	\$163,283													\$163,283										\$163,283	
B3060	Roof	3164703	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	15	EA	\$1,439.10	\$21,587											\$21,587												\$21,587	
C1030	Throughout building	3164697	Interior Door, Wood, Solid-Core, Replace	40	20	20	10	EA	\$774.90	\$7,749																					\$7,749		\$7,749	
C1070	Throughout building	3164679	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5140	SF	\$3.87	\$19,915												\$19,915											\$19,915	
C2010	Throughout building	3164669	Wall Finishes, any surface, Prep & Paint	10	4	6	7710	SF	\$1.66	\$12,802							\$12,802										\$12,802							\$25,605
C2030	Warehouse	3164676	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	9610	SF	\$9.96	\$95,744						\$95,744										\$95,744							\$191,489	
C2030	Throughout building	3164699	Flooring, Wood, Strip, Replace	30	15	15	5140	SF	\$16.61	\$85,350																\$85,350							\$85,350	
C2030	Throughout building	3164671	Flooring, Carpet, Commercial Standard, Replace	10	5	5	750	SF	\$8.30	\$6,227						\$6,227										\$6,227							\$12,454	





Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D2010	Site	3164784	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	\$3,542.40	\$3,542																					\$3,542	\$3,542
D2010	Site	3164787	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	8	7	1	EA	\$3,985.20	\$3,985								\$3,985														\$3,985
D4010	Site	3164801	Backflow Preventer, Fire Suppression, Replace	30	10	20	1	EA	\$15,940.80	\$15,941																					\$15,941	\$15,941
D5020	Site IMS workroom	3164789	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$8,413.20	\$8,413					\$8,413																	\$8,413
D5020	Site by building 25	3164791	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$11,070.00	\$11,070							\$11,070															\$11,070
D5020	Site by building 22	3164799	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$11,070.00	\$11,070								\$11,070														\$11,070
D5020	Site building 11	3164785	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$17,712.00	\$17,712											\$17,712											\$17,712
D5020	Site back lot	3164793	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$8,413.20	\$8,413											\$8,413											\$8,413
D5020	Site building 11	3164792	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$8,856.00	\$8,856													\$8,856									\$8,856
D5020	Site building 11	3164786	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$7,749.00	\$7,749																\$7,749						\$7,749
G2020	Site	3164794	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	200000	SF	\$0.50	\$99,630					\$99,630						\$99,630					\$99,630					\$99,630	\$398,520
G2020	Site	3164790	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	200000	SF	\$3.87	\$774,900												\$774,900										\$774,900
G2060	Site	3164800	Park Bench, Metal Powder-Coated, Replace	20	10	10	4	EA	\$774.90	\$3,100											\$3,100											\$3,100
G2060	Site	3164788	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	550	LF	\$23.25	\$12,786																					\$12,786	\$12,786
G2060	Site	3164803	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	\$3,321.00	\$3,321												\$3,321										\$3,321
G2060	Site	3164798	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	8	12	9	EA	\$553.50	\$4,982												\$4,982										\$4,982
G2080	Site	3164804	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	8	12	50000	SF	\$1.11	\$55,350												\$55,350										\$55,350
G4050	Site	3164795	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	25	EA	\$7,527.60	\$188,190																\$188,190						\$188,190
Totals, Unescalated											\$0	\$0	\$0	\$0	\$108,043	\$0	\$11,070	\$3,985	\$11,070	\$99,630	\$29,225	\$0	\$847,409	\$0	\$99,630	\$195,939	\$0	\$0	\$0	\$99,630	\$41,568	\$1,547,199
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$121,604	\$0	\$13,218	\$4,901	\$14,023	\$129,995	\$39,276	\$0	\$1,208,202	\$0	\$150,699	\$305,267	\$0	\$0	\$0	\$174,702	\$75,076	\$2,236,962

## **Appendix G:**

### Equipment Inventory List

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D20 Plumbing														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3164313	D2010	Water Heater	Electric, Residential	5 - 15 GAL	Replace	District Office / Building 12 - Accountability & Assessment	Utility closet	Inaccessible	Inaccessible	Inaccessible			\$550 2031
2	3164275	D2010	Water Heater	Electric, Residential	20 GAL	Replace	District Office / Building 11 - Superintendents Office	Restrooms	A. O. Smith	ELJF 20 917	G899-4764958-S06		50003057	\$650 2027
3	3164802	D2010	Backflow Preventer	Domestic Water	2 IN	Replace	District Office / Site	Site	Zurn Wilkins	No tag/plate found	No tag/plate found			\$3,200 2041
4	3164796	D2010	Backflow Preventer	Domestic Water	3 IN	Replace	District Office / Site	Site	Zurn Wilkins	Illegible	40324			\$5,200 2041
5	3164784	D2010	Backflow Preventer	Domestic Water	2 IN	Replace	District Office / Site	Site	Zurn Wilkins	XLSEU	3113529			\$3,200 2041
D30 HVAC														
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3164783	D3010	Storage Tank	Fuel	285 GAL	Replace	District Office / Site	Site by building 25				2017		\$5,500 2042
2	3164698	D3020	Unit Heater [1]	Natural Gas	56 - 75 MBH	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	Reznor	Inaccessible	Inaccessible			\$5,000 2026
3	3164696	D3020	Unit Heater [10]	Natural Gas	56 - 75 MBH	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	Reznor	Inaccessible	Inaccessible			\$5,000 2026
4	3164685	D3020	Unit Heater [2]	Natural Gas	56 - 75 MBH	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	Reznor	Inaccessible	Inaccessible			\$5,000 2026
5	3164664	D3020	Unit Heater [3]	Natural Gas	56 - 75 MBH	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	Reznor	Inaccessible	Inaccessible			\$5,000 2026
6	3164690	D3020	Unit Heater [4]	Natural Gas	56 - 75 MBH	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	Reznor	Inaccessible	Inaccessible			\$5,000 2026
7	3164704	D3020	Unit Heater [9]	Natural Gas	56 - 75 MBH	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	Reznor	Inaccessible	Inaccessible			\$5,000 2026
8	3164771	D3030	Heat Pump [HP-1]	Variable Refrigerant Volume (VRV)	5 TON	Replace	District Office / Conference Center	Roof	Toshiba Carrier	MCY-MAP0607HS-UL	804B0041	2019	50002782	\$30,000 2034
9	3164576	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 - 4 TON	Replace	District Office / Building 22 - Facilities Development	Building exterior	Illegible	Illegible	Illegible		50003085	\$5,500 2027
10	3164617	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 TON	Replace	District Office / Building 25 - IMS	Building exterior	Marvair	AVP42HPA10NB-1000 PI	FJ14128	1998	50003048	\$5,500 2023
11	3164503	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 TON	Replace	District Office / Building 16 - Curriculum, Instruction	Building exterior	Marvair	AVP42HPA10NBU	FN89763	2002	50003080	\$5,500 2023
12	3164509	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 TON	Replace	District Office / Building 16 - Curriculum, Instruction	Building exterior	Marvair	AVP42HPA10NBU	EN89454	2002	50003079	\$5,500 2023
13	3164485	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 TON	Replace	District Office / Building 15 - Behavioral Health	Building exterior	Marvair	AVP42HPA10NBU-1000 GI	FN89777	2002	50003072	\$5,500 2023
14	3164463	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 TON	Replace	District Office / Building 15 - Behavioral Health	Building exterior	Bard	WH421-A10VX4XXX	126L981284541-02	1998	50003073	\$5,500 2023
15	3164524	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 - 4 TON	Replace	District Office / Building 21 - HRD	Building exterior	Illegible	Illegible	Illegible	2009	50003046	\$5,500 2029
16	3164523	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 - 4 TON	Replace	District Office / Building 21 - HRD	Building exterior	Illegible	Illegible	Illegible	2009	50003045	\$5,500 2029
17	3164522	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 - 4 TON	Replace	District Office / Building 21 - HRD	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found	2009	50003042	\$5,500 2029
18	3164518	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 - 4 TON	Replace	District Office / Building 21 - HRD	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found	2009	50003044	\$5,500 2029
19	3164487	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 TON	Replace	District Office / Building 15 - Behavioral Health	Building exterior	Bard	WH421-A10VX4XXX	126L981Z84545-02	1998	50003074	\$5,500 2023
20	3164528	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 - 4 TON	Replace	District Office / Building 21 - HRD	Building exterior	Illegible	Illegible	Illegible	2009	50003047	\$5,500 2029
21	3164362	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 TON	Replace	District Office / Building 14 - Special Education	Building exterior	Marvair	AVP42HPA10NB	FJ14046	1998	50003076	\$5,500 2023

22	3164363	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 TON	Replace	District Office / Building 14 - Special Education	Building exterior	Marvair	AVP42HPA10NB-1000 BI	FJ11869	1998	50003077	\$5,500	2023
23	3164359	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 TON	Replace	District Office / Building 14 - Special Education	Building exterior	Marvair	Illegible	Illegible	1998	50003078	\$5,500	2023
24	3164543	D3030	Heat Pump [SCE]	Packaged & Wall-Mounted	3.5 - 4 TON	Replace	District Office / Building 21 - HRD	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found	2009	50003043	\$5,500	2029
25	3164780	D3030	Split System Ductless [CU-1]	Single Zone	1 TON	Replace	District Office / Conference Center	Roof	Carrier	38MAQB12R-1	0317V17703	2017	50002780	\$3,500	2032
26	3164665	D3030	Split System Ductless	Single Zone	1.5 TON	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	Fujitsu	Illegible	Illegible		50003066	\$4,800	2028
27	3164622	D3030	Split System Ductless	Single Zone	3 TON	Replace	District Office / Building 25 - IMS	Building exterior	Mitsubishi Electric	PUY-A36NHA	63UO37678		50003053	\$6,100	2026
28	3164716	D3030	Split System Ductless	Single Zone	1.5 TON	Replace	District Office / Building 32 - Nutrition Services	Roof	Daikin Industries	RXN18NMVJU	G006985	2016	50002760	\$4,800	2031
29	3164686	D3030	Split System Ductless	Single Zone	1.5 TON	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	Fujitsu	AOU18PLXPW	KSN030342		50003063	\$4,800	2028
30	3164606	D3030	Split System Ductless	Single Zone	3 TON	Replace	District Office / Building 25 - IMS	Building exterior	Mitsubishi	MUY-D36NA	7000208T		50003052	\$6,100	2027
31	3164260	D3030	Split System Ductless	Single Zone	1.5 TON	Replace	District Office / Building 11 - Superintendents Office	Roof	Fujitsu	Illegible	Illegible		50002776	\$4,800	2026
32	3164624	D3050	Packaged Unit [AC-1]	RTU, Pad or Roof-Mounted	5 TON	Replace	District Office / Building 25 - IMS	Roof	Carrier	50XZ-060---311--	3907G21453	2007	50003098	\$11,000	2027
33	3164743	D3050	Packaged Unit [AC-1]	RTU, Pad or Roof-Mounted	5 TON	Replace	District Office / Conference Center	Roof	Carrier	48LCL006A3P6A1A0D0	5118C87972	2018	50002778	\$11,000	2038
34	3164611	D3050	Packaged Unit [AC-2]	RTU, Pad or Roof-Mounted	2.5 TON	Replace	District Office / Building 25 - IMS	Roof	Carrier	Illegible	3807G41046	2007	50003099	\$6,500	2027
35	3164744	D3050	Packaged Unit [AC-2]	RTU, Pad or Roof-Mounted	5 TON	Replace	District Office / Conference Center	Roof	Carrier	48LCL006A3P6A1A0D0	5118C87971	2018	50002779	\$11,000	2038
36	3164748	D3050	Packaged Unit [AC-3]	RTU, Pad or Roof-Mounted	5 TON	Replace	District Office / Conference Center	Roof	Carrier	48LCL006A3P6A1A0D0	5118C87970	2018	50002781	\$11,000	2038
37	3164271	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Replace	District Office / Building 11 - Superintendents Office	Roof	Carrier	48HCLA06A2A6A0A0A0	4715C77592	2015	50002773	\$11,000	2035
38	3164256	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Replace	District Office / Building 11 - Superintendents Office	Roof	Carrier	48VGNB2404030TP	1216C18181	2016	50002764	\$5,500	2036
39	3164339	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 13 - Centralized Enrollment	Roof	Rheem	RQPL-B036CK	F392000059	2020	50003089	\$7,500	2040
40	3164600	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Replace	District Office / Building 24 - Risk Management	Roof	Rheem	RQPL-B024JK	F261700747	2017	50003101	\$5,500	2037
41	3164280	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Replace	District Office / Building 11 - Superintendents Office	Roof	Carrier	48VGNB2404030TP	1216C18180	2016	50002774	\$5,500	2036
42	3164549	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 22 - Facilities Development	Roof	Rheem	RPNC-036C-000	38 7 F2788 4006	1988	50003106	\$7,500	2023
43	3164737	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	2.5 TON	Replace	District Office / Building 32 - Nutrition Services	Roof	Arcoaire	Illegible	Illegible		50002799	\$6,500	2023
44	3164351	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 14 - Special Education	Roof	Payne	Illegible	Illegible		50003092	\$7,500	2023
45	3164560	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 22 - Facilities Development	Roof	Illegible	Illegible	Illegible		50002765	\$7,500	2023
46	3164288	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	5 TON	Replace	District Office / Building 11 - Superintendents Office	Roof	Carrier	48HCLA06A2A6A0A0A0	2111G10162	2011	50002772	\$11,000	2031
47	3164556	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	2 TON	Replace	District Office / Building 22 - Facilities Development	Roof	Rheem	RPNC-025J 000	3911 F3088 6465	1988	50003104	\$5,500	2023

48	3164298	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 12 - Accountability & Assessment	Roof	Rheem	RPND-036C	4512 F2789 6O51	1989	50003086	\$7,500	2023
49	3164551	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	2 TON	Replace	District Office / Building 22 - Facilities Development	Roof	Rheem	Illegible	Illegible	1988	50003105	\$5,500	2023
50	3164337	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 13 - Centralized Enrollment	Roof	Rheem	Illegible	Illegible	1989	50003090	\$7,500	2023
51	3164662	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 31 - BSS - Fiscal	Roof	York	D1NA036N03646C	Illegible		50002796	\$7,500	2023
52	3164270	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 11 - Superintendents Office	Roof	Carrier	48GKN03606P601	2606G01381	2006	50002775	\$7,500	2026
53	3164488	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	2 TON	Replace	District Office / Building 16 - Curriculum, Instruction	Roof	Rheem	Illegible	Illegible	1989	50003097	\$5,500	2023
54	3164672	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 31 - BSS - Fiscal	Roof	York	Illegible	Illegible		50002794	\$7,500	2023
55	3164336	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 13 - Centralized Enrollment	Roof	Rheem	Illegible	Illegible	1989	50003087	\$7,500	2023
56	3164314	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 12 - Accountability & Assessment	Roof	Rheem	Illegible	Illegible	1989	50003041	\$7,500	2023
57	3164681	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	7.5 TON	Replace	District Office / Building 31 - BSS - Fiscal	Roof	York	D3CG090N13846G	NEGM055874	1998	50002795	\$15,000	2023
58	3164587	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 24 - Risk Management	Roof	Rheem	Illegible	Illegible	1988	50003102	\$7,500	2023
59	3164369	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 14 - Special Education	Roof	Payne	Illegible	Illegible		50003093	\$7,500	2023
60	3164731	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	4 TON	Replace	District Office / Building 32 - Nutrition Services	Roof	York	Illegible	Illegible		50002738	\$9,000	2023
61	3164527	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 21 - HRD	Roof	Rheem	Illegible	Illegible		50003103	\$7,500	2023
62	3164497	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 16 - Curriculum, Instruction	Roof	Rheem	RPND-036C	4512 F2789 6950	1989	50003096	\$7,500	2023
63	3164347	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 14 - Special Education	Roof	Illegible	Illegible	Illegible		50003094	\$7,500	2023
64	3164713	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	2.5 TON	Replace	District Office / Building 32 - Nutrition Services	Roof	Arcoaire	PGMD30G0752	L951491185	1995	50002800	\$6,500	2023
65	3164322	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 13 - Centralized Enrollment	Roof	Rheem	RPNO-0360	4512 F4409 3589	1989	50003088	\$7,500	2023
66	3164578	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	2 TON	Replace	District Office / Building 24 - Risk Management	Roof	Rheem	Illegible	Illegible	1989	50003100	\$5,500	2023
67	3164561	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 22 - Facilities Development	Roof	Illegible	Illegible	Illegible		50002763	\$7,500	2023
68	3164366	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 14 - Special Education	Roof	Payne	Illegible	Illegible		50003091	\$7,500	2023
69	3164476	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	3 TON	Replace	District Office / Building 15 - Behavioral Health	Roof	Rheem	Illegible	Illegible		50003095	\$7,500	2023
70	3164736	D3050	Packaged Unit [SCE]	RTU, Pad or Roof-Mounted	4 TON	Replace	District Office / Building 32 - Nutrition Services	Roof	Carrier	No tag/plate found	No tag/plate found		50002761	\$9,000	2023
71	3164750	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	50 - 500 CFM	Replace	District Office / Conference Center	Roof	Cook	80 PR 8 PR	138SH11221-P0/0000720	2017	50002785	\$1,200	2037

72	3164752	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	50 - 500 CFM	Replace	District Office / Conference Center	Roof	Cook	80 PR 8 PR	138SH64076-00/0000704	2018	50002787	\$1,200	2038
73	3164760	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	50 - 500 CFM	Replace	District Office / Conference Center	Roof	Cook	80 PR 8 PR	138SH61913-0070000707.	2018	50002786	\$1,200	2038
74	3164765	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	50 - 500 CFM	Replace	District Office / Conference Center	Roof	Cook	80 PR 8 PR	138SH64076-00/0000705	2018	50002784	\$1,200	2038
75	3164708	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Replace	District Office / Building 32 - Nutrition Services	Roof	No tag/plate found	No tag/plate found	No tag/plate found		50002797	\$2,400	2029
76	3164762	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Replace	District Office / Conference Center	Roof	Cook	120 PR 12 PR	138SH64076-00/0001810	2018	50002783	\$2,400	2038
77	3164709	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Replace	District Office / Building 32 - Nutrition Services	Roof	Illegible	Illegible	Illegible		50002762	\$2,400	2029
78	3164289	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Replace	District Office / Building 11 - Superintendents Office	Roof	No tag/plate found	No tag/plate found	No tag/plate found		50002777	\$2,400	2029
79	3164712	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Replace	District Office / Building 32 - Nutrition Services	Roof	Illegible	Illegible	Illegible		50002798	\$4,000	2031
80	3164673	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	Replace	District Office / Building 31 - BSS - Fiscal	Roof	Illegible	Illegible	Illegible		50002788	\$4,000	2028
81	3164666	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	Replace	District Office / Building 31 - BSS - Fiscal	Roof	No tag/plate found	No tag/plate found	No tag/plate found		50002790	\$4,000	2028
82	3164695	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	Replace	District Office / Building 31 - BSS - Fiscal	Roof	Illegible	Illegible	Illegible		50002792	\$4,000	2028
83	3164670	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	Replace	District Office / Building 31 - BSS - Fiscal	Roof	Illegible	Illegible	Illegible		50002793	\$4,000	2028
84	3164680	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	Replace	District Office / Building 31 - BSS - Fiscal	Roof	Illegible	Illegible	Illegible		50002789	\$4,000	2028
85	3164691	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	Replace	District Office / Building 31 - BSS - Fiscal	Roof	Illegible	Illegible	Illegible		50002791	\$4,000	2028
D40 Fire Protection															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3164801	D4010	Backflow Preventer	Fire Suppression	8 IN	Replace	District Office / Site	Site	Febco	876V	N1211			\$14,400	2041
2	3164491	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	District Office / Building 16 - Curriculum, Instruction	Throughout building						3 \$450	2027
3	3164567	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	District Office / Building 22 - Facilities Development	Throughout building						3 \$450	2027
4	3164304	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	District Office / Building 12 - Accountability & Assessment	Throughout building						\$150	2027
5	3164274	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	District Office / Building 11 - Superintendents Office	Throughout building						3 \$450	2027
6	3164579	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	District Office / Building 24 - Risk Management	Throughout building						\$150	2027
7	3164357	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Replace	District Office / Building 14 - Special Education	Throughout building						3 \$450	2027

8	3164333	D4030	Fire Extinguisher	Type ABC, up to 20 LB	Replace	District Office / Building 13 - Centralized Enrollment	Throughout building							2 \$300	2027
9	3164684	D4030	Fire Extinguisher	Type ABC, up to 20 LB	Replace	District Office / Building 31 - BSS - Fiscal	Throughout building							4 \$600	2027
10	3164627	D4030	Fire Extinguisher	Type ABC, up to 20 LB	Replace	District Office / Building 25 - IMS	Throughout building							2 \$300	2027
11	3164730	D4030	Fire Extinguisher	Type ABC, up to 20 LB	Replace	District Office / Building 32 - Nutrition Services	Throughout building							2 \$300	2027
12	3164486	D4030	Fire Extinguisher	Type ABC, up to 20 LB	Replace	District Office / Building 15 - Behavioral Health	Throughout building							3 \$450	2027
13	3164775	D4030	Fire Extinguisher	Type ABC, up to 20 LB	Replace	District Office / Conference Center	Throughout building							2 \$300	2027
14	3164517	D4030	Fire Extinguisher	Type ABC, up to 20 LB	Replace	District Office / Building 21 - HRD	Throughout building							5 \$750	2027
D50 Electrical															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3164782	D5010	Generator	Diesel	150 KW	Replace	District Office / Site	Site by building 25	Kohler	150REOZJF	SHM32J2LB	2017	50003059	\$86,000	2042
2	3164756	D5010	Uninterruptible Power Supply [EMERGENCY LIGHTING]	UPS	30 KVA	Replace	District Office / Conference Center	Electrical room	LSN	Inaccessible	Inaccessible	2019	50003068	\$25,000	2034
3	3164616	D5010	Automatic Transfer Switch [ATS]	ATS	600 AMP	Replace	District Office / Building 25 - IMS	Building exterior	Kohler	Inaccessible	Inaccessible	2017	50003083	\$25,000	2042
4	3164768	D5010	Automatic Transfer Switch [TRANSFER SWITCH]	ATS	200 AMP	Replace	District Office / Conference Center	Electrical room	General Electric	ZENITH ZTS	No tag/plate found	2019	50003069	\$12,000	2044
5	3164615	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Replace	District Office / Building 25 - IMS	Building exterior	Illegible	V48M28T12EE	J07D05836	2007	50003049	\$16,000	2037
6	3164283	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Replace	District Office / Building 11 - Superintendents Office	Electrical room	General Electric	9T23Q3A76	890317	1989	50002771	\$20,000	2023
7	3164791	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Replace	District Office / Site	Site by building 25	MGM Transformer Company	Illegible	Illegible		50003058	\$10,000	2027
8	3164799	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Replace	District Office / Site	Site by building 22	Jefferson Electric	423-3234-055	No tag/plate found	1999	50003082	\$10,000	2029
9	3164789	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Replace	District Office / Site	Site IMS workroom	Federal Pacific	Illegible	Illegible		50003084	\$7,600	2025
10	3164688	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	General Electric	9T23Q9872	No tag/plate found		50003065	\$6,700	2031
11	3164265	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Replace	District Office / Building 11 - Superintendents Office	Electrical room	Cutler-Hammer	V48M28T12H	J02G06235	2002	50002768	\$16,000	2032
12	3164718	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Replace	District Office / Building 32 - Nutrition Services	Electrical room	General Electric	9T2383873	No tag/plate found		50003062	\$7,600	2026
13	3164745	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Replace	District Office / Conference Center	Electrical room	General Electric	9T23B3872	No tag/plate found	2019	50003070	\$6,700	2049
14	3164793	D5020	Secondary Transformer [RT]	Dry, Stepdown	45 KVA	Replace	District Office / Site	Site back lot	MGM Transformer Company	HT45A3B1-D16	No tag/plate found		50003081	\$7,600	2031
15	3164785	D5020	Secondary Transformer [TR2]	Dry, Stepdown	112.5 KVA	Replace	District Office / Site	Site building 11	Illegible	V48M28T22CUBE	Illegible		50003055	\$16,000	2031
16	3164278	D5020	Switchboard [MSB]	277/480 V	1600 AMP	Replace	District Office / Building 11 - Superintendents Office	Electrical room	General Electric	AV-LINE	No tag/plate found	1989	50002769	\$75,000	2029
17	3164262	D5020	Distribution Panel [1PA]	120/208 V	600 AMP	Replace	District Office / Building 11 - Superintendents Office	Electrical room	General Electric	No tag/plate found	No tag/plate found		50002767	\$7,000	2029
18	3164747	D5020	Distribution Panel [2NPA]	120/208 V	225 AMP	Replace	District Office / Conference Center	Electrical room	Cutler-Hammer	PRL1A	No tag/plate found	2018	50003071	\$2,000	2048

19	3164290	D5020	Distribution Panel [2PA]	120/208 V	600 AMP	Replace	District Office / Building 11 - Superintendents Office	Electrical room	Cutler-Hammer	PRL-3A	No tag/plate found	2002	50002766	\$6,000	2032
20	3164792	D5020	Distribution Panel [3PA]	120/208 V	800 AMP	Replace	District Office / Site	Site building 11	Cutler-Hammer	Pow-r-line	No tag/plate found	2003	50003054	\$8,000	2033
21	3164786	D5020	Distribution Panel [DISTRIBUTION PANEL ]	277/480 V	600 AMP	Replace	District Office / Site	Site building 11	Cutler-Hammer	Pow-r-line	No tag/plate found	2006	50003056	\$7,000	2036
22	3164604	D5020	Distribution Panel [DPE]	120/240 V	400 AMP	Replace	District Office / Building 25 - IMS	Building exterior	Cutler-Hammer	DK3400W	No tag/plate found		50003050	\$5,500	2033
23	3164797	D5020	Distribution Panel [EDH]	277/480 V	400 AMP	Replace	District Office / Site	Site by building 25	Siemens	P5E60ML400ETS	No tag/plate found	2017	50003060	\$5,300	2047
24	3164700	D5020	Distribution Panel	277/480 V	250 AMP	Replace	District Office / Building 31 - BSS - Fiscal	Warehouse	Eaton Cutler-Hammer	PRL-3A	No tag/plate found	1998	50003067	\$3,000	2028
25	3164719	D5020	Distribution Panel	277/480 V	225 AMP	Replace	District Office / Building 32 - Nutrition Services	Electrical room	Eaton Cutler-Hammer	AEF3422BBX	No tag/plate found		50003061	\$3,000	2031
D60 Communications															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3164297	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 12 - Accountability & Assessment	Throughout building						2 \$916	2027
2	3164581	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 24 - Risk Management	Throughout building						6 \$2,748	2027
3	3164565	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 22 - Facilities Development	Throughout building						9 \$4,122	2027
4	3164356	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 14 - Special Education	Throughout building						6 \$2,748	2027
5	3164724	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 32 - Nutrition Services	Throughout building						5 \$2,290	2027
6	3164340	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 13 - Centralized Enrollment	Throughout building						2 \$916	2027
7	3164682	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 31 - BSS - Fiscal	Throughout building						4 \$1,832	2027
8	3164480	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 15 - Behavioral Health	Throughout building						5 \$2,290	2027
9	3164612	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 25 - IMS	Throughout building						2 \$916	2027
10	3164515	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 16 - Curriculum, Instruction	Throughout building						9 \$4,122	2027
11	3164763	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Conference Center	Throughout building						8 \$3,664	2027
12	3164282	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 11 - Superintendents Office	Throughout building						3 \$1,374	2027
13	3164534	D6030	Exit Lighting Fixture	w/ Battery		Replace	District Office / Building 21 - HRD	Throughout building						6 \$2,748	2027
D70 Electronic Safety & Security															
Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	3164279	D7050	Fire Alarm Panel	Fully Addressable		Replace	District Office / Building 11 - Superintendents Office	Electrical room	Radionics	Inaccessible	Inaccessible		50002770	\$15,000	2029