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# FACILITY CONDITION ASSESSMENT

**HMC ARCHITECTS**  
3546 Concours Street  
Ontario, California 91764  
Andrew Thompson



**TROTH STREET ELEMENTARY SCHOOL**  
5565 Troth Street  
Jurupa Valley, California 91752

**PREPARED BY:**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Main Address</b>	5565 Troth Street, Jurupa Valley, California 91752
<b>Site Developed</b>	Constructed: 1949 Renovated: 1957, 1988, 2003, 2006
<b>Property Type</b>	Elementary School
<b>Current Occupants</b>	Jurupa Unified School District
<b>Building Area</b>	51,724 SF
<b>Number of Buildings</b>	29
<b>Date(s) of Visit</b>	August 20, 2019
<b>Management Point of Contact</b>	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
<b>On-site Point of Contact (POC)</b>	NA
<b>Assessment and Report Prepared By</b>	Josh Hogan
<b>Reviewed By</b>	Alex Israel, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

## Buildings

Building Summary			
Building	Use	Constructed	Area(SF)
A	Borrego Clinic	1949	1,400
B	Classroom 13	1949	1,750
C	Classrooms 14-17	1949	4,795
D	Classrooms 9-12	1949	4,550
E & K	MPR/Cafeteria	1949	5,250

## Building Summary

Building	Use	Constructed	Area(SF)
<b>F</b>	<b>Classrooms 5-8</b>	<b>1949</b>	<b>4,555</b>
<b>G</b>	<b>Classrooms 1-4</b>	<b>1949</b>	<b>4,245</b>
<b>H</b>	<b>Classroom 18</b>	<b>1949</b>	<b>1,560</b>
<b>Portables 1</b>	<b>Classrooms 19-22</b>	<b>Unknown</b>	<b>4,050</b>
<b>Portables 2</b>	<b>Classrooms 23-25</b>	<b>Unknown</b>	<b>2,855</b>
<b>Portables 3</b>	<b>Classroom 26</b>	<b>Unknown</b>	<b>875</b>
<b>Portables 4</b>	<b>Classrooms 27-42</b>	<b>Unknown</b>	<b>15,437</b>
<b>Portables 5</b>	<b>Restroom Building</b>	<b>Unknown</b>	<b>402</b>
<b>TOTAL</b>			<b>51,724</b>

## Unit Allocation

The Jurupa Unified School District programs occupy 50,324 square feet of the property. 1,400 square feet of the property are occupied by Borrego Clinic.

## 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.

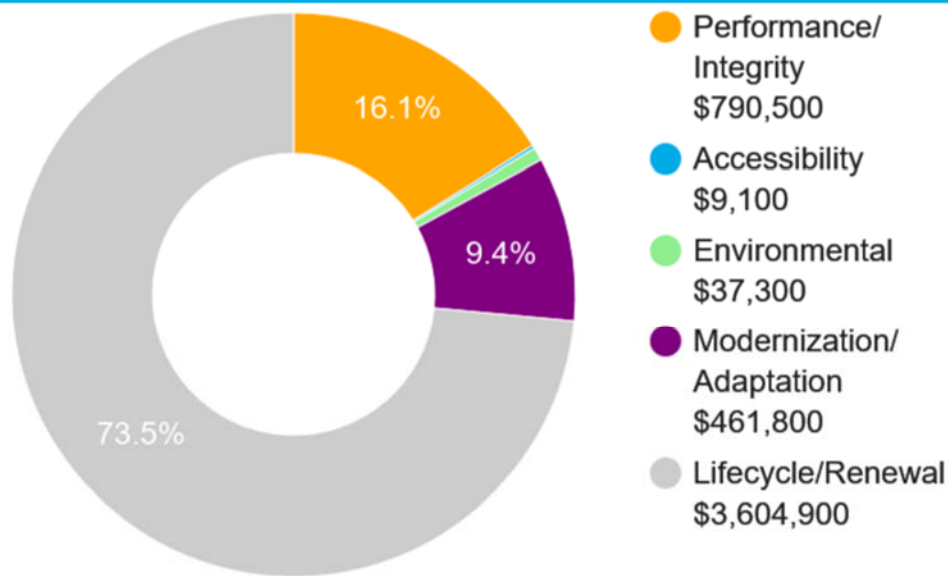
## Plan Types

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: \$4,903,600**

## Campus Findings and Deficiencies

### Historical Summary

The single-story elementary school was originally constructed in 1949. The portable classrooms were constructed between 1990 and 2010. The school underwent significant renovations in 2003 and 2006. All buildings are currently occupied by the Jurupa Unified School District except for Building A, which is occupied by the Borrego Health Clinic.

### Architectural

The permanent buildings are supported by conventional wood-frames on concrete slabs. The exterior mostly consists of painted stucco with single-pane, wood-framed windows. Some of the newer portables and renovated classrooms have metal-framed windows. The wood-framed windows have deteriorated glazing seals and heavily weathered and deteriorated framing components. The exterior doors consist of a mixture of wood and metal. Some of the exterior wood doors have areas of heavy weathering and delaminating wood. Roofing is flat with a mixture of modified bituminous and sprayed polyurethane foam finishes. The spray polyurethane foam roofing has areas of blistering, cracking, and abrasions. Active roof leaks were reported in some of the classroom spaces.

Portable classrooms consist of both wood- and steel-framed construction with wood or metal siding and aluminum-framed, single-paned windows. The wood siding at some of the portables is delaminated, cracked, and heavily weathered. Roofing is flat with sheet metal or modified bituminous finishes. The POC reported a major water leak had occurred in Classroom 21 at the beginning of the school year. An odor which may be related to suspect fungal growth was noticed within the classroom, for which a study and potential remedial repairs have been included.

Interior finishes have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

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

Heating and cooling is provided by rooftop packaged units that were installed between 2003 and 2011. Portable classrooms are heated and cooled by wall-mounted heat pumps, many of which exceed 20 years in age. Rooftop exhaust fans are located only on the roof of the admin building.

The sanitary sewer system was recently upgraded from a septic system and now connects to the municipal sewer. A significant portion of the sanitary and domestic piping through the buildings is expected to be original to construction and is anticipated for lifecycle replacement. Hot water is provided to Buildings E and K by an electric domestic water heater and a gas-fired domestic water heater. There are two backflow preventers on site: one for irrigation and one for domestic water.

Although a portion of the main electrical components were upgraded during the modernization in 2002, a significant portion of the electrical infrastructure is expected to be original to construction and is anticipated for lifecycle replacement. The interior lighting consists primarily of T-8 linear fluorescent bulbs that are being replaced with LED at failure. The building and pole mounted exterior lights have been upgraded to LED. The school anticipates a full lighting conversion will be considered should a grant or incentive program facilitate the modernization. The elementary school is protected by an addressable, hard-wired fire alarm system. There are CCTV cameras in the multipurpose room that may not be functional. The POC reported that vandalism is an issue at the site, and a full surveillance system retrofit is recommended.

The buildings are protected by a fire alarm system, which consists of a combination of older and more modern life safety devices. The fire alarm control panel appears to have been upgraded since 2005. Fire sprinklers were limited to utility and storage closets and it is recommended that a full retrofit be performed. Exit signs are not located inside of every classroom and some are not properly backlit at all times. Fire extinguishers were observed in classrooms and other spaces.

## Site

The site primarily consists of paved parking areas, drive aisles, walkways, sports courts, sports fields, playgrounds, athletic track, and landscaped areas. Asphalt pavement is weathered throughout the site, with isolated areas of significant deterioration at the sport courts. Lifecycle mill and overlay of the asphalt pavement is anticipated. Concrete lots and sidewalks have been periodically replaced and sectionally replaced as needed over the years. Chain link and metal tube fencing are located throughout the site. Areas of ponding and damaged landscaping were observed throughout the site, which are reported to be related to inadequate stormwater drainage. A study and budgetary repair cost are included to address issues related to stormwater runoff. The carport structures and solar panel assemblies are owned and maintained by the utility company.

## Recommended Additional Studies

Stormwater drainage throughout the site is reported to be inadequate, which has caused ponding water, landscaping erosion, and other significant issues. There is limited stormwater infrastructure, and drainage is primarily provided by surface runoff. A professional 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. A budgetary cost allowance to repair and remediate the stormwater drainage issue is also included.

The POC reported that a major roof leak had occurred in Classroom 21 prior to the start of the school year. A musty, damp odor was present within the room at the time of the assessment. Although some of the interior finishes were replaced, and other remediation was performed, it appears that suspect fungal growth may be present within the interior space. A professional 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. A budgetary cost allowance to for remediation is also included.

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently 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 other 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 FCIs 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 FCIs are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCIs 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
Troth Street Elementary School / Building A (Borrego Clinic) (1949)	\$450	1,400	\$630,000	0.4%	4.1%	6.8%	28.5%
Troth Street Elementary School / Building B (Classroom 13) (1949)	\$450	1,750	\$787,500	0.3%	6.7%	8.8%	18.5%
Troth Street Elementary School / Building C (Classrooms 14-17) (1949)	\$450	4,795	\$2,157,750	0.1%	6.5%	9.2%	19.3%
Troth Street Elementary School / Building D (Classrooms 9-12) (1949)	\$450	4,550	\$2,047,500	0.1%	6.1%	9.3%	19.0%
Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	\$450	5,250	\$2,362,500	0.0%	0.1%	4.2%	20.0%
Troth Street Elementary School / Building F (Classrooms 5-8) (1949)	\$450	4,555	\$2,049,750	0.1%	1.9%	6.2%	15.4%
Troth Street Elementary School / Building G (Classrooms 1-4) (1949)	\$450	4,245	\$1,910,250	0.1%	0.1%	2.5%	22.0%
Troth Street Elementary School / Building H (Classroom 18) (1949)	\$450	1,560	\$702,000	0.0%	0.1%	2.8%	18.5%
Troth Street Elementary School / Portable P26	\$450	875	\$393,750	0.0%	0.0%	3.5%	7.3%
Troth Street Elementary School / Portables P19-P22	\$450	4,050	\$1,822,500	2.3%	2.4%	4.7%	17.2%
Troth Street Elementary School / Portables P23-P25	\$450	2,855	\$1,284,750	0.0%	4.1%	8.3%	17.2%
Troth Street Elementary School / Portables P27-P42	\$450	15,437	\$6,946,650	0.0%	0.0%	7.3%	8.5%
Troth Street Elementary School / Restroom Portable	\$450	402	\$180,900	0.0%	0.0%	1.4%	5.3%

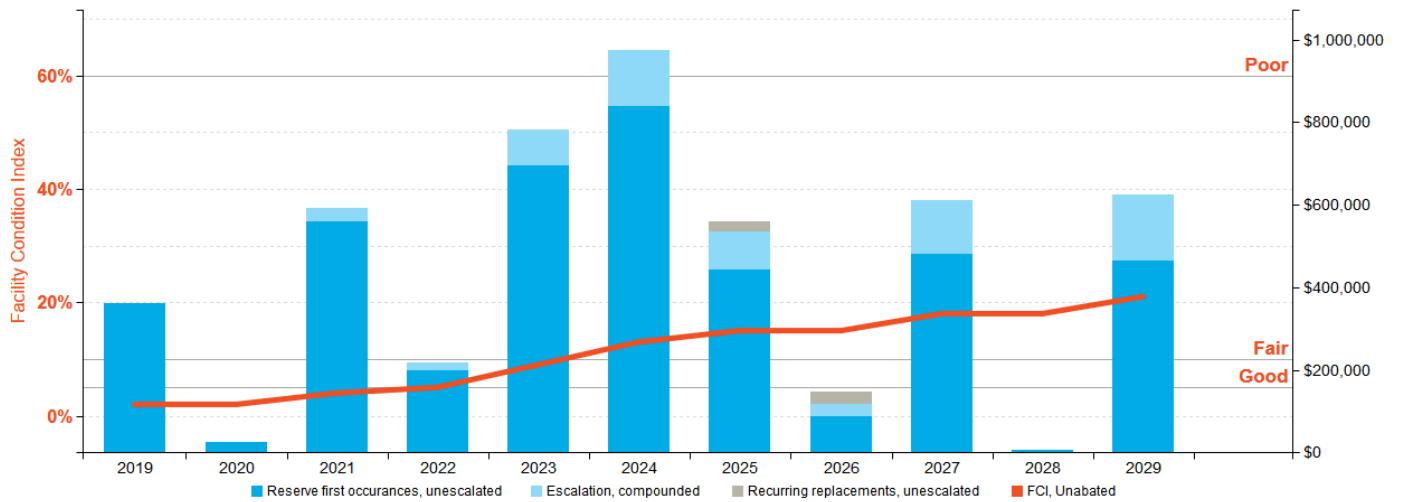


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Troth Street Elementary School

Replacement Value: \$ 23,275,800; Inflation rate: 3.0%



## Immediate Needs

Facility/Building	Total Items	Total Cost
Troth Street Elementary School	15	\$361,302
<b>Total</b>	<b>15</b>	<b>\$361,302</b>

### Troth Street Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1362772	Troth Street Elementary School / Site	Canopy	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$2,424
1361877	Troth Street Elementary School / Site	Site	G2022	Sports Court, Asphalt Pavement, Cut & Patch	Poor	Performance/Integrity	\$15,153
1375694	Troth Street Elementary School / Site	Site	G2052	Site, Stormwater Drainage Issues, Repair/Remediate	Poor	Performance/Integrity	\$269,990
1361865	Troth Street Elementary School / Site	Site	P000X	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	NA	Performance/Integrity	\$7,714
1376451	Troth Street Elementary School / Site	Throughout Site & Buildings	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,092
1362705	Troth Street Elementary School / Portables P19-P22	Room 22	B2011	Exterior Wall, Steel, 1-2 Stories, Repair	Poor	Performance/Integrity	\$2,645
1362687	Troth Street Elementary School / Portables P19-P22	Roof	B3011	Gutter and Downspout, any type per man-day, Repair	Poor	Performance/Integrity	\$2,424
1375966	Troth Street Elementary School / Portables P19-P22	Classroom 21	P000X	Mold/Biological Growth, Remediation, Prepare and Clean	NA	Environmental	\$33,457
1375965	Troth Street Elementary School / Portables P19-P22	Classroom 21	P000X	Engineer, Environmental, Mold Remediation, Evaluate/Report	NA	Environmental	\$3,857
1375877	Troth Street Elementary School / Building G (Classrooms 1-4)	Roof	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$2,424
1362946	Troth Street Elementary School / Building F (Classrooms 5-8)	Roof	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$2,424
1362926	Troth Street Elementary School / Building D (Classrooms 9-12)	Roof	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$2,424
1362795	Troth Street Elementary School / Building C (Classrooms 14-17)	Roof	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$2,424
1362823	Troth Street Elementary School / Building B (Classroom 13)	Roof	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$2,424
1362836	Troth Street Elementary School / Building A (Borrego Clinic)	Roof	B3011	Roof, any type per man-day, Repair	Poor	Performance/Integrity	\$2,424
<b>Total (15 items)</b>							<b>\$361,302</b>

## Key Findings



### Roof in Poor condition.

any type per man-day  
Building B (Classroom 13) Roof

Uniformat Code: B3011  
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

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The spray polyurethane roof has areas of cracks, blisters, abrasions, and other damage. These deficiencies may lead to further issues, such as moisture infiltration. - AssetCALC ID: 1362823



### Roof in Poor condition.

any type per man-day  
Building D (Classrooms 9-12) Roof

Uniformat Code: B3011  
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

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The spray polyurethane roof has areas of cracks, blisters, abrasions, and other damage. The POC reported active roof leaks. - AssetCALC ID: 1362926



### Roof in Poor condition.

any type per man-day  
Building F (Classrooms 5-8) Roof

Uniformat Code: B3011  
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

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The spray polyurethane roof has areas of cracks, blisters, abrasions, and other damage. These deficiencies may lead to further issues, such as moisture infiltration. - AssetCALC ID: 1362946

**Roof in Poor condition.**Priority Score: **90.0**

any type per man-day  
Building C (Classrooms 14-17) Roof

Plan Type:  
Performance/Integrity

Uniformat Code: B3011  
Recommendation: **Repair in 2019**

Cost Estimate: \$2,400

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The spray polyurethane roof has areas of cracks, blisters, abrasions, and other damage. These deficiencies may lead to further issues, such as moisture infiltration. - AssetCALC ID: 1362795

**Roof in Poor condition.**Priority Score: **90.0**

any type per man-day  
Site Canopy

Plan Type:  
Performance/Integrity

Uniformat Code: B3011  
Recommendation: **Repair in 2019**

Cost Estimate: \$2,400

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Canopy roof adjacent to classroom 18 has areas of damage. - AssetCALC ID: 1362772

**Roof in Poor condition.**Priority Score: **90.0**

any type per man-day  
Building A (Borrego Clinic) Roof

Plan Type:  
Performance/Integrity

Uniformat Code: B3011  
Recommendation: **Repair in 2019**

Cost Estimate: \$2,400

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The spray polyurethane roof has areas of cracks, blisters, abrasions, and other damage. These deficiencies may lead to further issues, such as moisture infiltration. - AssetCALC ID: 1362836

**Exterior Wall in Poor condition.**Priority Score: **90.0**Steel, 1-2 Stories  
Portables P19-P22 Room 22Plan Type:  
Performance/IntegrityUniformat Code: B2011  
Recommendation: **Repair in 2019**

Cost Estimate: \$2,600

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Wall on back of classroom 22 shows signs of damage. - AssetCALC ID: 1362705

**Gutter and Downspout in Poor condition.**Priority Score: **90.0**any type per man-day  
Portables P19-P22 RoofPlan Type:  
Performance/IntegrityUniformat Code: B3011  
Recommendation: **Repair in 2019**

Cost Estimate: \$2,400

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The gutter section at the rear of classroom 19 is missing. The adjacent downspouts are missing and damaged. A budgetary cost for repair/replacement is included. - AssetCALC ID: 1362687

## 2. Building A: Borrego Clinic



### Building A: Borrego Clinic

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	1949	
<b>Building Size</b>	1,400 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood-framed structure on concrete slabs	Good
<b>Façade</b>	Stucco with wood-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with sprayed polyurethane foam finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT, and Sheet vinyl Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Galvanized, copper, and PVC supply, cast iron waste and vent No hot water Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Individual packaged roof top unit	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair



## Building A: Borrego Clinic

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.	
<b>Key Issues and Findings</b>	Deteriorated sprayed polyurethane foam roof, aged domestic and sanitary plumbing infrastructure, aged electrical infrastructure, building lacks fire suppression	

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$9,600	\$10,100	\$13,500	\$33,200
Roofing	\$2,400	\$23,400	-	-	-	\$25,800
Interiors	-	-	\$5,700	\$15,300	\$22,400	\$43,500
Plumbing	-	-	\$19,700	-	\$9,000	\$28,700
Fire Suppression	-	-	\$9,100	-	\$500	\$9,600
HVAC	-	-	-	\$10,200	\$9,600	\$19,800
Electrical	-	-	\$55,600	\$19,100	\$3,400	\$78,000
Fire Alarm & Comm	-	-	-	\$7,400	-	\$7,400
Equipment/Special	-	-	-	-	\$13,300	\$13,300
<b>TOTALS</b>	<b>\$2,400</b>	<b>\$23,400</b>	<b>\$99,700</b>	<b>\$62,100</b>	<b>\$71,700</b>	<b>\$259,300</b>



### 3. Building B: Classroom 13



#### Building B: Classroom 13

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	1949 / 2003	
<b>Building Size</b>	1,750 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood-framed structure on concrete slabs	Good
<b>Façade</b>	Stucco with wood-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with sprayed polyurethane foam finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Galvanized, copper, and PVC supply, cast iron waste and vent No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual packaged roof top unit	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	--

## Building B: Classroom 13

<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.
<b>Key Issues and Findings</b>	Deteriorated window frames/glazing, deteriorated sprayed polyurethane foam roof, aged domestic and sanitary plumbing infrastructure, aged electrical infrastructure, building lacks fire suppression

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,600	\$9,200	\$2,900	\$12,400	\$45,100
Roofing	\$2,400	\$29,200	-	-	-	\$31,700
Interiors	-	-	\$7,300	\$16,800	\$38,200	\$62,200
Plumbing	-	-	\$24,600	-	\$12,200	\$36,800
Fire Suppression	-	-	\$11,000	-	\$200	\$11,300
HVAC	-	-	-	\$22,200	\$12,000	\$34,200
Electrical	-	-	\$5,600	\$100,300	\$11,300	\$117,300
Fire Alarm & Comm	-	-	-	\$9,200	-	\$9,200
Equipment/Special	-	-	-	-	\$23,600	\$23,600
<b>TOTALS</b>	<b>\$2,400</b>	<b>\$49,800</b>	<b>\$57,700</b>	<b>\$151,400</b>	<b>\$109,900</b>	<b>\$371,400</b>

## 4. Building C: Classrooms 14-17



### Building C: Classrooms 14-17

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	1949 / 1988	
<b>Building Size</b>	4,795 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood-framed structure on concrete slabs	Good
<b>Façade</b>	Stucco with wood-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with sprayed polyurethane foam finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Galvanized, copper, and PVC supply, cast iron waste and vent No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual packaged roof top units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system in utility closets only; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations	Fair
<b>Equipment/Special</b>	None	--

## Building C: Classrooms 14-17

<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.
<b>Key Issues and Findings</b>	Weathered exterior wood doors, deteriorated window frames/glazing, deteriorated sprayed polyurethane foam roof, aged domestic and sanitary plumbing infrastructure, aged electrical infrastructure, building has limited fire suppression

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$55,500	\$18,400	-	\$24,700	\$98,600
Roofing	\$2,400	\$80,100	-	-	-	\$82,500
Interiors	-	-	\$6,000	\$69,200	\$132,300	\$207,600
Plumbing	-	-	\$67,400	\$4,700	\$40,000	\$112,100
Fire Suppression	-	-	\$30,500	-	\$1,000	\$31,500
HVAC	-	\$10,800	\$11,200	-	\$61,200	\$83,200
Electrical	-	-	\$15,300	\$92,300	\$15,200	\$122,900
Fire Alarm & Comm	-	-	-	\$25,200	-	\$25,200
Equipment/Special	-	-	-	-	\$75,400	\$75,400
<b>TOTALS</b>	<b>\$2,400</b>	<b>\$146,400</b>	<b>\$148,800</b>	<b>\$191,400</b>	<b>\$349,800</b>	<b>\$839,000</b>



## 5. Building D: Classrooms 9-12



### Building D: Classrooms 9-12

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	1949 / 1988	
<b>Building Size</b>	4,550 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood-framed structure on concrete slabs	Good
<b>Façade</b>	Stucco with wood-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with sprayed polyurethane foam finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board & ceramic tile Floors: Carpet and ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Galvanized, copper, and PVC supply, cast iron waste and vent No hot water Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Individual packaged roof top units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system in utility closets only; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations	Fair
<b>Equipment/Special</b>	None	--

## Building D: Classrooms 9-12

<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.
<b>Key Issues and Findings</b>	Weathered exterior wood doors, deteriorated window frames/glazing, deteriorated sprayed polyurethane foam roof, active roof leaks, aged domestic and sanitary plumbing infrastructure, aged electrical infrastructure, building has limited fire suppression

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$55,500	\$18,400	-	\$24,700	\$98,600
Roofing	\$2,400	\$80,100	-	-	-	\$82,500
Interiors	-	-	\$6,000	\$69,200	\$132,300	\$207,600
Plumbing	-	-	\$67,400	\$4,700	\$40,000	\$112,100
Fire Suppression	-	-	\$30,500	-	\$1,000	\$31,500
HVAC	-	\$10,800	\$11,200	-	\$61,200	\$83,200
Electrical	-	-	\$15,300	\$92,300	\$15,200	\$122,900
Fire Alarm & Comm	-	-	-	\$25,200	-	\$25,200
Equipment/Special	-	-	-	-	\$75,400	\$75,400
<b>TOTALS</b>	<b>\$2,400</b>	<b>\$146,400</b>	<b>\$148,800</b>	<b>\$191,400</b>	<b>\$349,800</b>	<b>\$839,000</b>

## 6. Buildings E & K: Administrative Offices & MPR/Cafeteria



### Buildings E & K: Administrative Offices & MPR/Cafeteria

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	1949 / 1988	
<b>Building Size</b>	5,250 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood-framed structure on concrete slabs	Good
<b>Façade</b>	Stucco with steel-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & CMU Floors: Carpet, VCT, and sheet vinyl Ceilings: Painted gypsum board, ACT, and hard tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Galvanized, copper, and PVC supply, cast iron waste and vent Gas-fired and electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual packaged roof top units	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair



## Buildings E & K: Administrative Offices & MPR/Cafeteria

<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$56,200	\$38,300	\$31,800	\$126,400
Roofing	-	-	-	\$104,700	-	\$104,700
Interiors	-	\$1,200	\$700	\$75,600	\$81,400	\$158,800
Plumbing	-	-	-	\$92,900	\$39,100	\$132,000
Fire Suppression	-	-	\$34,000	\$2,800	\$2,500	\$39,300
HVAC	-	-	\$17,500	\$33,400	\$94,700	\$145,500
Electrical	-	-	\$1,700	\$19,400	\$112,800	\$133,900
Fire Alarm & Comm	-	\$18,100	\$26,000	-	\$28,100	\$72,200
Equipment/Special	-	\$4,100	\$18,900	\$23,000	\$46,900	\$92,900
<b>TOTALS</b>	-	<b>\$23,400</b>	<b>\$155,000</b>	<b>\$390,100</b>	<b>\$437,300</b>	<b>\$1,005,700</b>

## 7. Building F: Classrooms 5-8



### Building F: Classrooms 5-8

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	1957 / 1988 / 2003	
<b>Building Size</b>	4,555 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood-framed structure on concrete slabs	Good
<b>Façade</b>	Stucco with aluminum-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with sprayed polyurethane foam finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, and hard tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Galvanized, copper, and PVC supply, cast iron waste and vent No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual packaged roof top units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system in utility closets only; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	--
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations	Fair
<b>Equipment/Special</b>	None	--

## Building F: Classrooms 5-8

<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.
<b>Key Issues and Findings</b>	Deteriorated sprayed polyurethane foam roof, aged domestic and sanitary plumbing infrastructure, aged electrical infrastructure, building has limited fire suppression

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$18,400	-	\$80,600	\$99,000
Roofing	\$2,400	\$36,800	-	\$53,300	-	\$92,600
Interiors	-	-	\$31,000	\$42,100	\$91,500	\$164,600
Plumbing	-	-	\$73,200	-	\$60,200	\$133,400
Fire Suppression	-	-	\$29,000	-	\$1,000	\$30,000
HVAC	-	-	\$15,400	\$26,700	\$45,400	\$87,500
Electrical	-	-	\$14,500	-	\$109,100	\$123,600
Fire Alarm & Comm	-	-	\$22,600	-	-	\$22,600
Equipment/Special	-	-	-	-	\$66,000	\$66,000
<b>TOTALS</b>	<b>\$2,400</b>	<b>\$36,800</b>	<b>\$204,100</b>	<b>\$122,100</b>	<b>\$453,800</b>	<b>\$819,300</b>

## 8. Building G: Classrooms 1-4



### Building G: Classrooms 1-4

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	1957 / 1988 / 2003	
<b>Building Size</b>	4,245 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood-framed structure on concrete slabs	Good
<b>Façade</b>	Stucco with aluminum-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: VCT Ceilings: Hard tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Galvanized, copper, and PVC supply, cast iron waste and vent No hot water	Fair
<b>HVAC</b>	Individual packaged roof top units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system in utility closets only; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.	

## Building G: Classrooms 1-4

### Key Issues and Findings

Roof leaks, aged domestic and sanitary plumbing infrastructure, aged electrical infrastructure, building has limited fire suppression

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$16,500	-	\$91,100	\$107,600
Roofing	\$2,400	-	-	\$83,800	-	\$86,200
Interiors	-	-	\$39,300	\$20,700	\$67,600	\$127,700
Plumbing	-	-	\$64,300	-	\$16,200	\$80,400
Fire Suppression	-	-	\$27,100	-	\$1,000	\$28,100
HVAC	-	-	-	\$72,400	\$29,200	\$101,500
Electrical	-	-	\$17,400	\$81,700	\$2,100	\$101,200
Fire Alarm & Comm	-	-	-	\$22,300	-	\$22,300
Equipment/Special	-	-	-	\$33,500	-	\$33,500
<b>TOTALS</b>	<b>\$2,400</b>	<b>-</b>	<b>\$164,600</b>	<b>\$314,400</b>	<b>\$207,200</b>	<b>\$688,500</b>



## 9. Building H: Classroom 18



### Building H: Classroom 18

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	1949 / 2003	
<b>Building Size</b>	1,560 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood-framed structure on concrete slabs	Good
<b>Façade</b>	Stucco with aluminum-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and hard tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Galvanized, copper, and PVC supply, cast iron waste and vent No hot water Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Individual packaged roof top units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system only in utility closet; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--

## Building H: Classroom 18

<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.
<b>Key Issues and Findings</b>	Aged domestic and sanitary plumbing infrastructure, aged electrical infrastructure, building has limited fire suppression

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$8,900	-	\$20,200	\$29,200
Roofing	-	-	-	\$34,900	-	\$34,900
Interiors	-	-	-	\$25,800	\$27,200	\$53,000
Plumbing	-	-	\$10,000	\$4,700	\$8,400	\$23,100
Fire Suppression	-	-	\$9,900	-	\$200	\$10,100
HVAC	-	-	-	\$14,900	\$5,400	\$20,300
Electrical	-	\$800	\$5,000	\$30,000	\$1,400	\$37,200
Fire Alarm & Comm	-	-	-	\$8,700	-	\$8,700
Equipment/Special	-	-	-	-	\$23,600	\$23,600
<b>TOTALS</b>	-	<b>\$800</b>	<b>\$33,800</b>	<b>\$119,000</b>	<b>\$86,400</b>	<b>\$240,100</b>



## 10. Portables 1: Classrooms 19-22



### Portables 1: Classrooms 19-22

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	Unknown (pre-1987)	
<b>Building Size</b>	4,050 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame construction on concrete slab	Good
<b>Façade</b>	Metal siding with aluminum-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl covered Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	No plumbing in building	--
<b>HVAC</b>	Individual packaged roof top units	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull station	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.	

## Portables 1: Classrooms 19-22

### Key Issues and Findings

Isolated damage to exterior siding, damaged section of gutter and downspout, suspect potential interior fungal growth issues in classroom 21, building lacks fire suppression, aged domestic and sanitary plumbing infrastructure, aged electrical infrastructure

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$2,600	-	\$15,600	-	\$50,300	\$68,600
Roofing	\$2,400	-	-	\$72,400	-	\$74,800
Interiors	-	-	\$19,400	\$42,100	\$63,400	\$124,800
Fire Suppression	-	-	\$25,100	\$800	\$1,100	\$27,000
HVAC	-	-	-	\$47,400	\$14,300	\$61,700
Electrical	-	-	\$12,900	-	\$84,400	\$97,300
Fire Alarm & Comm	-	-	-	\$21,300	-	\$21,300
Equipment/Special	-	-	-	-	\$22,600	\$22,600
Follow-up Studies	\$37,300	-	-	-	-	\$37,300
<b>TOTALS</b>	<b>\$42,300</b>	<b>-</b>	<b>\$73,000</b>	<b>\$184,000</b>	<b>\$236,100</b>	<b>\$535,400</b>

## 11. Portables 2: Classrooms 23-25



### Portables 2: Classrooms 23-25

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	Unknown (pre-2003)	
<b>Building Size</b>	2,855 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood frame construction on raised foundation	Good
<b>Façade</b>	Wood siding with aluminum-framed windows	Poor
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl covered Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	No plumbing in building	--
<b>HVAC</b>	Wall mounted heat pumps for each classroom	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.	
<b>Key Issues and Findings</b>	Deteriorated wood siding, building lacks fire suppression	

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$72,100	\$2,700	-	\$32,300	\$107,100
Roofing	-	-	-	\$52,300	-	\$52,300
Interiors	-	-	\$9,500	\$28,200	\$64,300	\$101,900
Fire Suppression	-	-	\$17,700	\$600	\$800	\$19,100
HVAC	-	-	\$6,800	\$6,100	\$8,900	\$21,900
Electrical	-	-	-	-	\$78,100	\$78,100
Fire Alarm & Comm	-	-	-	\$15,000	-	\$15,000
Equipment/Special	-	-	-	\$40,000	-	\$40,000
<b>TOTALS</b>	-	<b>\$72,100</b>	<b>\$36,700</b>	<b>\$142,200</b>	<b>\$184,400</b>	<b>\$435,400</b>

## 12. Portables 3: Classroom 26



### Portables 3: Classroom 26

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	Unknown (pre-2003)	
<b>Building Size</b>	875 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame construction on raised foundation	Good
<b>Façade</b>	Wood siding with aluminum-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl covered Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	No plumbing in building	--
<b>HVAC</b>	Wall mounted heat pump	Good
<b>Fire Suppression</b>	Hydrants, fire extinguisher	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Good
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$6,900	-	\$12,500	\$19,400
Roofing	-	-	-	-	-	-
Interiors	-	\$7,900	-	\$2,600	\$18,900	\$29,400
Fire Suppression	-	-	\$5,600	-	\$200	\$5,900
HVAC	-	-	-	-	\$9,400	\$9,400
Electrical	-	-	-	-	\$23,600	\$23,600
Fire Alarm & Comm	-	-	\$4,500	-	-	\$4,500
Equipment/Special	-	-	-	\$2,200	-	\$2,200
<b>TOTALS</b>	-	<b>\$7,900</b>	<b>\$17,000</b>	<b>\$4,800</b>	<b>\$64,600</b>	<b>\$94,400</b>



## 13. Portables 4: Classrooms 27-42



### Portables 4: Classroom 27-42

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	Unknown - Classrooms 27-38 (pre-2003) and Classrooms 39-42 (post 2006)	
<b>Building Size</b>	15,437 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame construction on raised foundation	Good
<b>Façade</b>	Wood siding with aluminum-framed windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl covered Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	No plumbing in building	--
<b>HVAC</b>	Wall mounted heat pumps for each classroom	Fair
<b>Fire Suppression</b>	Hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for these buildings.	



## Portables 4: Classroom 27-42

**Key Issues and Findings** Buildings lacks fire suppression

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$92,300	-	-	\$186,900	\$279,300
Roofing	-	-	-	\$33,500	\$22,500	\$56,000
Interiors	-	-	\$163,400	\$26,200	\$349,700	\$539,300
Fire Suppression	-	-	\$98,700	-	\$4,000	\$102,700
HVAC	-	\$66,200	-	\$7,900	\$38,100	\$112,200
Electrical	-	-	\$500	\$5,200	\$388,400	\$394,200
Fire Alarm & Comm	-	-	\$76,600	-	-	\$76,600
Equipment/Special	-	-	-	-	\$200,300	\$200,300
<b>TOTALS</b>	-	<b>\$158,500</b>	<b>\$339,200</b>	<b>\$72,800</b>	<b>\$1,189,900</b>	<b>\$1,760,600</b>

## 14. Portables 5: Restroom Building



### Portables 5: Restroom Building

<b>Address</b>	5565 Troth Street; Jurupa Valley, California	
<b>Constructed/Renovated</b>	Unknown (post 2006)	
<b>Building Size</b>	402 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame construction on concrete slab	Good
<b>Façade</b>	Wood siding with no windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Sheet vinyl Ceilings: ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper and PVC supply, cast iron waste and vent No hot water Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	None	--
<b>Fire Suppression</b>	Hydrants	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes	Fair
<b>Equipment/Special</b>	None	--

## Portables 5: Restroom Building

<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.
<b>Key Issues and Findings</b>	Building lacks fire suppression

See Appendix D for the Component Condition Table.

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$5,400	-	\$11,300	\$16,700
Roofing	-	-	-	\$8,500	-	\$8,500
Interiors	-	-	-	\$1,200	\$21,400	\$22,700
Plumbing	-	-	-	-	\$46,200	\$46,200
Fire Suppression	-	-	\$2,500	-	-	\$2,500
Electrical	-	-	-	-	\$6,400	\$6,400
Fire Alarm & Comm	-	-	-	-	\$2,500	\$2,500
<b>TOTALS</b>	-	-	<b>\$7,900</b>	<b>\$9,700</b>	<b>\$87,800</b>	<b>\$105,500</b>

## 15. Site Summary



### Site Information

<b>Lot Size</b>	9.5 acres (estimated)	
<b>Parking Spaces</b>	107 total spaces all in open lots, a portion of which are located beneath carports; seven of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and property entrance signage, chain link and metal tube fencing, CMU dumpster enclosures Playgrounds and sports courts Heavily furnished park benches, trash receptacles	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present Concrete planter-style retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electricity and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Good
<b>Ancillary Structures</b>	Prefabricated storage sheds	Good
<b>Key Issues and Findings</b>	Surface wear and weathering at asphalt pavement and sidewalks, significantly deteriorated sections of asphalt sports courts, isolated areas of deterioration at canopy roofs, stormwater drainage and runoff erosion and ponding issues	

See Appendix D for the Component Condition Table.

## 16. 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.

During the FCA, EMG 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 those areas and categories set forth in the tables throughout this report. 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 EMG’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1949. The facility was significantly renovated in 1988, 2003, and 2006. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

### Building A: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**Building A: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Building B: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Building C: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Building D: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A



**Building E: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevators/Lifts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Building F: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevators	N/A	N/A	N/A
Kitchens/Kitchenettes	N/A	N/A	N/A

**Building G: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	N/A	N/A	N/A
Elevators	N/A	N/A	N/A
Kitchens/Kitchenettes	N/A	N/A	N/A

**Building F: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevators	N/A	N/A	N/A

**Building F: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Building H: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Building K: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Portable 1: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	N/A	N/A	N/A
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Portable 2: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	N/A	N/A	N/A
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Portable 3: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	N/A	N/A	N/A
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Portable 4: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	N/A	N/A	N/A
<b>Elevators</b>	N/A	N/A	N/A
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

**Portable 5: Accessibility Issues**

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	N/A	N/A	N/A

### Portable 5: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Kitchens/Kitchenettes</b>	N/A	N/A	N/A

### Site: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Possible other categories: recreation facilities / playgrounds</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

### Reference Guide

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>

## Reference Guide

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>

## 17. Purpose and Scope

### Purpose

EMG 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.

## 18. Opinions of Probable Costs

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

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, EMG'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, EMG 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 EMG'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, EMG'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.

EMG'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.

## 19. Certification

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HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for Troth Street Elementary School, 5565 Troth Street, Jurupa Valley, California 91752, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

**Prepared by:** Josh Hogan  
Project Manager

**Reviewed by:**



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Alex Israel,  
Technical Report Reviewer for  
Mark Surdam  
Program Manager  
[msurdam@emgcorp.com](mailto:msurdam@emgcorp.com)  
800.733.0660 x6251

## 20. Appendices

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

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## **Appendix A: Photographic Record**

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#1	TROTH ELEMENTARY SCHOOL
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#2	FRONT ELEVATION
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#3	RIGHT ELEVATION
----	-----------------



#4	LEFT ELEVATION
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#5	REAR ELEVATION
----	----------------



#6	MODULAR CLASSROOM BUILDING
----	----------------------------



#7	CLASSROOM
----	-----------



#8	INTERIOR - BORREGO HEALTH
----	---------------------------



#9	LIBRARY
----	---------



#10	TEACHER LOUNGE
-----	----------------



#11	MPR
-----	-----



#12	KITCHEN
-----	---------





#13	STAFF RESTROOM
-----	----------------



#14	STUDENT RESTROOM
-----	------------------



#15	STEEL STRUCTURE
-----	-----------------



#16	WOOD STRUCTURE
-----	----------------



#17	DETERIORATED WOOD SIDING
-----	--------------------------



#18	EXTERIOR WINDOWS
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#19	DETERIORATED WOOD WINDOW FRAME AND GLAZING PUTTY
-----	--



#20	DETERIORATED WOOD DOOR
-----	------------------------



#21	MODIFIED BITUMEN ROOFING
-----	--------------------------



#22	SPRAY POLYURETHANE FOAM ROOFING
-----	---------------------------------



#23	DAMAGED SPRAY POLYURETHANE FOAM ROOFING
-----	---



#24	DAMAGED GUTTER AND DOWNSPOUT
-----	------------------------------





#25	STAINED CEILING TILES FROM ACTIVE ROOF LEAKS
-----	--



#26	DOMESTIC WATER HEATER
-----	-----------------------



#27	BACKFLOW PREVENTER
-----	--------------------



#28	ROOFTOP HVAC EQUIPMENT
-----	------------------------



#29	WALL-MOUNTED HEAT PUMP
-----	------------------------



#30	PARTIAL SPRINKLER SYSTEM IN STORAGE CLOSET
-----	--



#31	MAIN SWITCHBOARD
-----	------------------



#32	INTERIOR LIGHTING
-----	-------------------



#33	FIRE ALARM CONTROL PANEL
-----	--------------------------



#34	FIRE ALARM SYSTEM
-----	-------------------



#35	SITE
-----	------



#36	SITE
-----	------





#37	ASPHALT PAVED PARKING AREA
-----	----------------------------



#38	WEATHERED ASPHALT WALKWAY
-----	---------------------------



#39	PAVEMENT AND CARPORT STRUCTURES
-----	---------------------------------



#40	ASPHALT SPORTS COURT
-----	----------------------



#41	DETERIORATED ASPHALT SPORTS COURT
-----	-----------------------------------



#42	KINDERGARTEN/PRESCHOOL PLAYGROUND
-----	-----------------------------------



#43	NO ADA ACCESS TO PLAY STRUCTURES
-----	----------------------------------



#44	AREA OF STORMWATER DRAINAGE DAMAGE
-----	------------------------------------



#45	SLOPE OF WALKWAY/RAMP TO TRACK NOT ADA ACCESSIBLE
-----	---



#46	SITE FENCING
-----	--------------



#47	IRRIGATION SYSTEM
-----	-------------------



#48	TRACK & ATHLETIC FIELD
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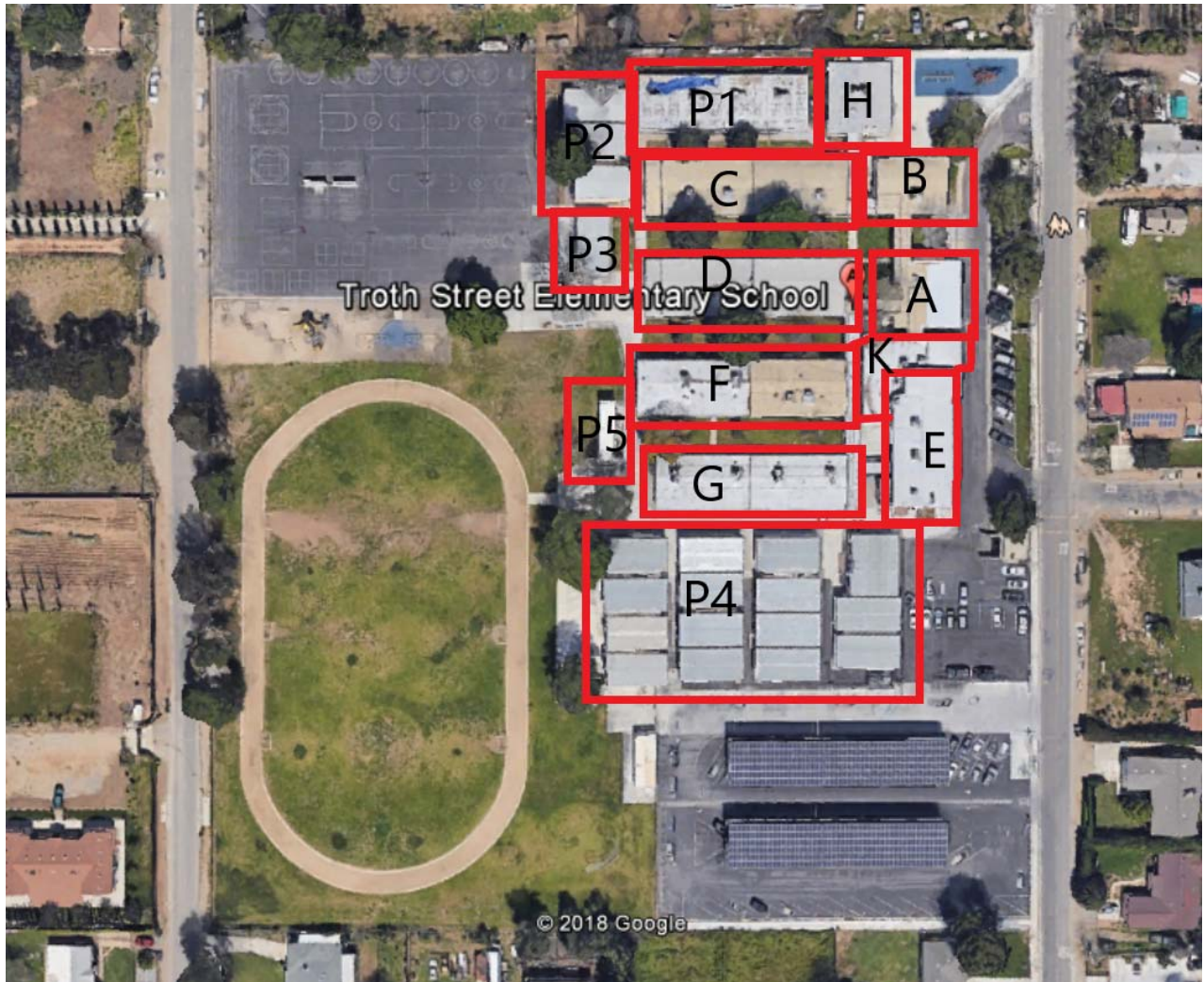
## **Appendix B: Site and Floor Plans**

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### Aerial Site Plan



SOURCE:

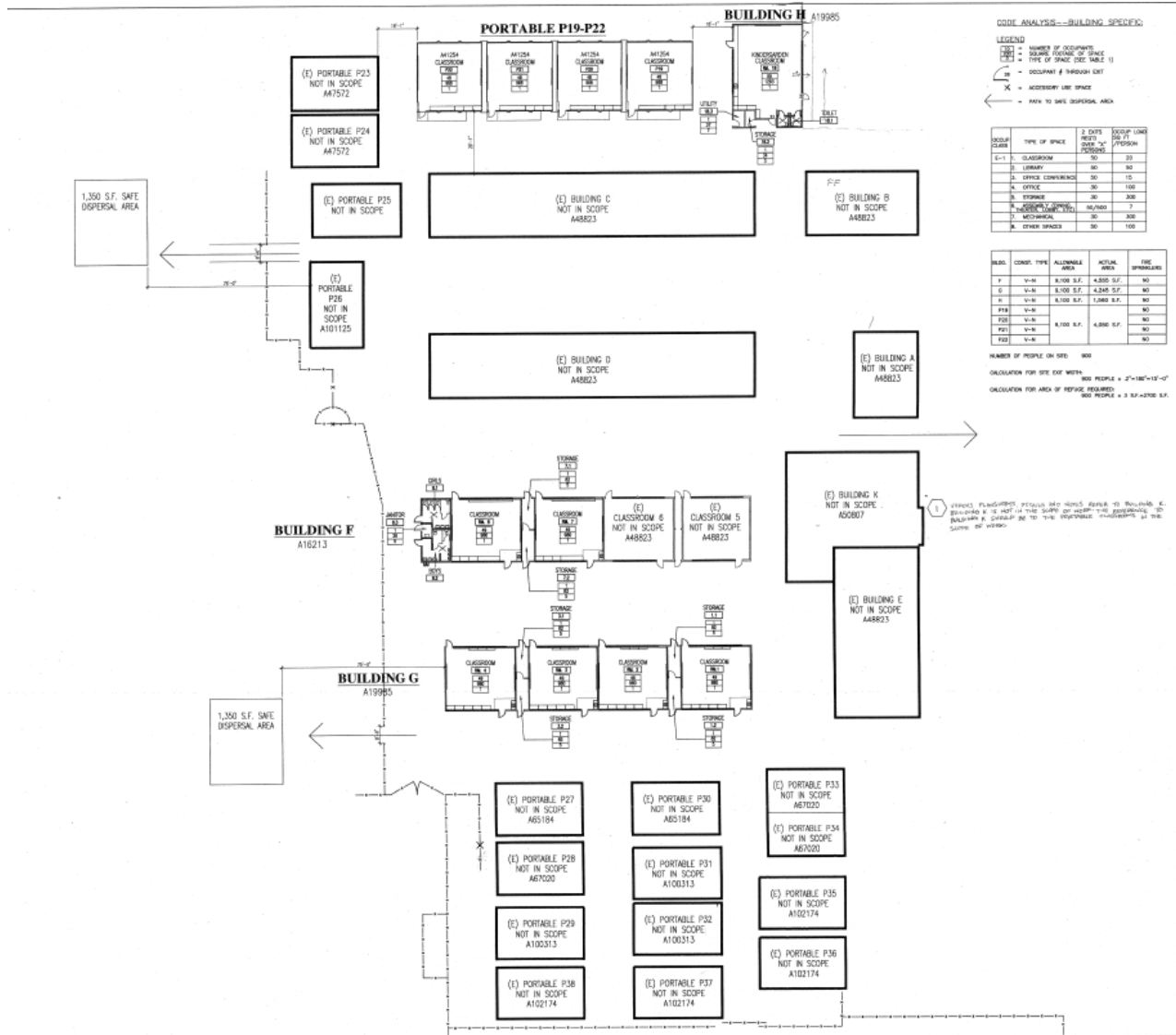
Google Maps: Imagery ©2018 Google, Map data ©2019 Google



ON-SITE DATE:

August 20, 2019

# Site Plan



**CODE ANALYSIS - BUILDING SPECIFIC**

- LEGEND**
- - NUMBER OF OCCUPANTS
  - - SQUARE FEET OF SPACE
  - - TYPE OF SPACE (SEE TABLE 1)
  - - OCCUPANT & THROUGH DIST.
  - X - ACCESSORY USE SPACE
  - ← - PATH TO SAFE DISPERSAL AREA

BUILDING CLASS	TYPE OF SPACE	2 DUTY PERIOD	SCOPED PERIOD	LIMIT PERSON
S-1	CLASSROOM	30	30	30
L	LIBRARY	30	30	30
U	OFFICE/CONFERENCE	30	15	30
O	OFFICE	30	100	30
B	STORAGE	30	300	30
P	PORTABLE	30	300	30
M	MEDIA CENTER	30	300	30
OT	OTHER SPACES	30	100	30

BUILDING	CONF. TYPE	ALLOWABLE AREA	ACTUAL AREA	FIRE SEPARATION
F	V-N	8,100 S.F.	4,350 S.F.	NO
G	V-N	8,100 S.F.	4,350 S.F.	NO
H	V-N	8,100 S.F.	1,350 S.F.	NO
P19	V-N	8,100 S.F.	1,350 S.F.	NO
P20	V-N	8,100 S.F.	1,350 S.F.	NO
P21	V-N	8,100 S.F.	1,350 S.F.	NO
P22	V-N	8,100 S.F.	1,350 S.F.	NO

NUMBER OF PEOPLE ON SITE: 800  
 CALCULATION FOR SITE EXIT WIDTH: 800 PEOPLE x 2"=160'-10" < 170'-0"  
 CALCULATION FOR AREA OF REFUGE REQUIRED: 800 PEOPLE x 3.33'=2664 S.F.

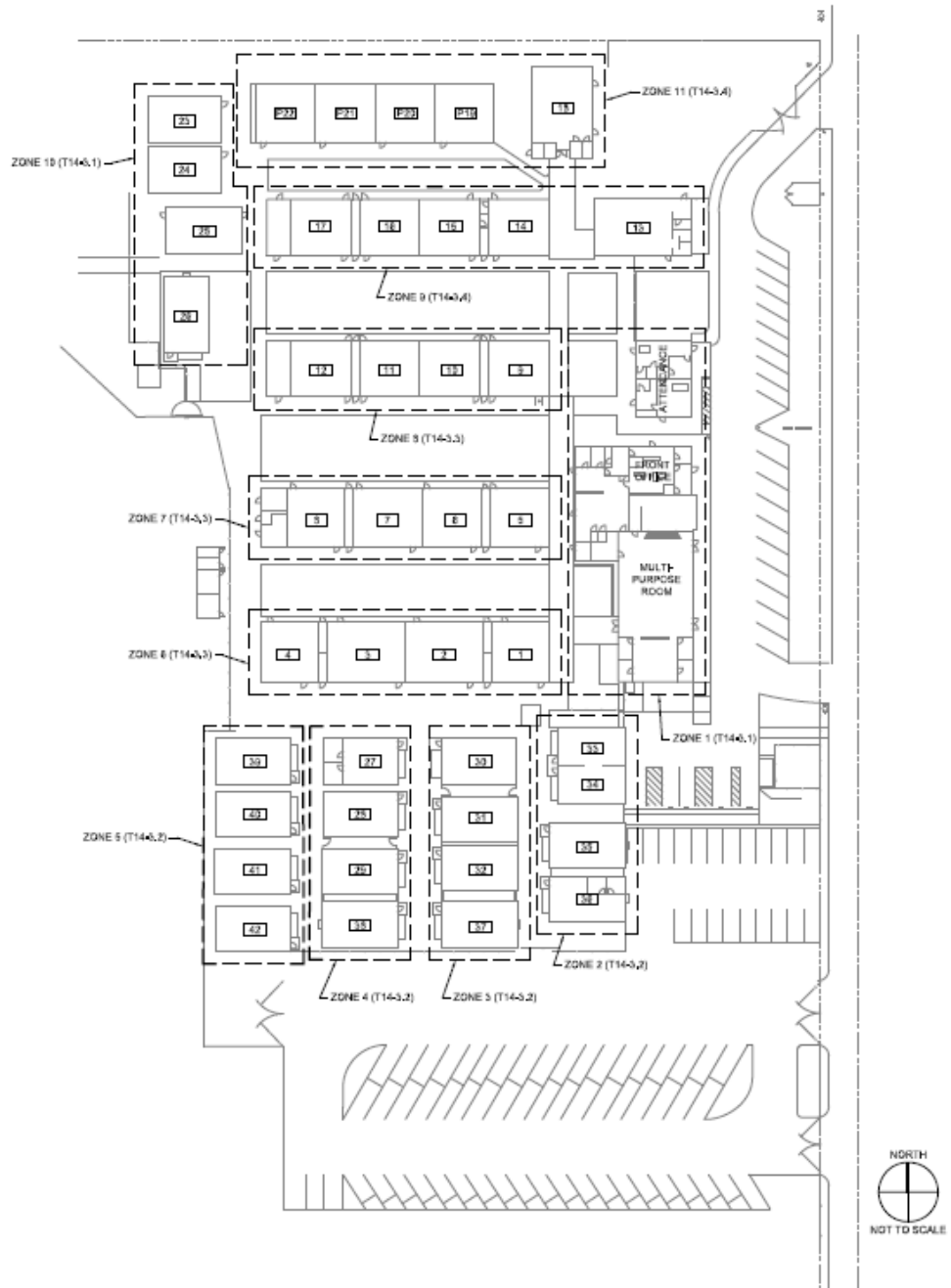
NOTES: 1. PORTABLE CLASSROOMS ARE NOT IN SCOPE. 2. BUILDING E IS NOT IN SCOPE. 3. BUILDING K IS NOT IN SCOPE. 4. BUILDING A IS NOT IN SCOPE. 5. BUILDING B IS NOT IN SCOPE. 6. BUILDING C IS NOT IN SCOPE. 7. BUILDING D IS NOT IN SCOPE. 8. BUILDING F IS NOT IN SCOPE. 9. BUILDING G IS NOT IN SCOPE. 10. BUILDING H IS NOT IN SCOPE. 11. BUILDING I IS NOT IN SCOPE. 12. BUILDING J IS NOT IN SCOPE. 13. BUILDING L IS NOT IN SCOPE. 14. BUILDING M IS NOT IN SCOPE. 15. BUILDING N IS NOT IN SCOPE. 16. BUILDING O IS NOT IN SCOPE. 17. BUILDING P IS NOT IN SCOPE. 18. BUILDING Q IS NOT IN SCOPE. 19. BUILDING R IS NOT IN SCOPE. 20. BUILDING S IS NOT IN SCOPE. 21. BUILDING T IS NOT IN SCOPE. 22. BUILDING U IS NOT IN SCOPE. 23. BUILDING V IS NOT IN SCOPE. 24. BUILDING W IS NOT IN SCOPE. 25. BUILDING X IS NOT IN SCOPE. 26. BUILDING Y IS NOT IN SCOPE. 27. BUILDING Z IS NOT IN SCOPE. 28. BUILDING AA IS NOT IN SCOPE. 29. BUILDING AB IS NOT IN SCOPE. 30. BUILDING AC IS NOT IN SCOPE. 31. BUILDING AD IS NOT IN SCOPE. 32. BUILDING AE IS NOT IN SCOPE. 33. BUILDING AF IS NOT IN SCOPE. 34. BUILDING AG IS NOT IN SCOPE. 35. BUILDING AH IS NOT IN SCOPE. 36. BUILDING AI IS NOT IN SCOPE. 37. BUILDING AJ IS NOT IN SCOPE. 38. BUILDING AK IS NOT IN SCOPE. 39. BUILDING AL IS NOT IN SCOPE. 40. BUILDING AM IS NOT IN SCOPE. 41. BUILDING AN IS NOT IN SCOPE. 42. BUILDING AO IS NOT IN SCOPE. 43. BUILDING AP IS NOT IN SCOPE. 44. BUILDING AQ IS NOT IN SCOPE. 45. BUILDING AR IS NOT IN SCOPE. 46. BUILDING AS IS NOT IN SCOPE. 47. BUILDING AT IS NOT IN SCOPE. 48. BUILDING AU IS NOT IN SCOPE. 49. BUILDING AV IS NOT IN SCOPE. 50. BUILDING AW IS NOT IN SCOPE. 51. BUILDING AX IS NOT IN SCOPE. 52. BUILDING AY IS NOT IN SCOPE. 53. BUILDING AZ IS NOT IN SCOPE. 54. BUILDING BA IS NOT IN SCOPE. 55. BUILDING BB IS NOT IN SCOPE. 56. BUILDING BC IS NOT IN SCOPE. 57. BUILDING BD IS NOT IN SCOPE. 58. BUILDING BE IS NOT IN SCOPE. 59. BUILDING BF IS NOT IN SCOPE. 60. BUILDING BG IS NOT IN SCOPE. 61. BUILDING BH IS NOT IN SCOPE. 62. BUILDING BI IS NOT IN SCOPE. 63. BUILDING BJ IS NOT IN SCOPE. 64. BUILDING BK IS NOT IN SCOPE. 65. BUILDING BL IS NOT IN SCOPE. 66. BUILDING BM IS NOT IN SCOPE. 67. BUILDING BN IS NOT IN SCOPE. 68. BUILDING BO IS NOT IN SCOPE. 69. BUILDING BP IS NOT IN SCOPE. 70. BUILDING BQ IS NOT IN SCOPE. 71. BUILDING BR IS NOT IN SCOPE. 72. BUILDING BS IS NOT IN SCOPE. 73. BUILDING BT IS NOT IN SCOPE. 74. BUILDING BU IS NOT IN SCOPE. 75. BUILDING BV IS NOT IN SCOPE. 76. BUILDING BV IS NOT IN SCOPE. 77. BUILDING BV IS NOT IN SCOPE. 78. BUILDING BV IS NOT IN SCOPE. 79. BUILDING BV IS NOT IN SCOPE. 80. BUILDING BV IS NOT IN SCOPE.

SOURCE:  
Client



ON-SITE DATE:  
August 20, 2019

### Floor Plan



SOURCE:

Client



ON-SITE DATE:

August 20, 2019

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## **Appendix C: Pre-Survey Questionnaire**

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**PRE-SURVEY QUESTIONNAIRE**

<b>Name of Person Completing Questionnaire:</b>	N/A - Not returned to EMG
<b>Association with Property:</b>	
<b>Length of Association with Property:</b>	
<b>Date Completed:</b>	
<b>Phone Number:</b>	
<b>Property Name:</b>	
<b>EMG Project Number:</b>	

Inspections		Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

Question	Response
5 List any major capital improvement within the last three years.	
6 List any major capital expenditures planned for the next year.	
7 What is the age of the roof(s)?	
8 What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

Question	Yes	No	Unk	N/A	Comments
9 Are there any unresolved building, fire, or zoning code issues?					
10 Are there any "down" or unusable units?					
11 Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12 Is the property served by a private water well?					
13 Is the property served by a private septic system or other waste treatment systems?					
14 Are there any problems with foundations or structures?					
15 Is there any water infiltration in basements or crawl spaces?					
16 Are there any wall, or window leaks?					
17 Are there any roof leaks?					
18 Is the roofing covered by a warranty or bond?					
19 Are there any poorly insulated areas?					
20 Is Fire Retardant Treated (FRT) plywood used?					

**PRE-SURVEY QUESTIONNAIRE**

<b>Question</b>		<b>Yes</b>	<b>No</b>	<b>Unk</b>	<b>N/A</b>	<b>Comments</b>
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

**PRE-SURVEY QUESTIONNAIRE**

<b>Question</b>		<b>Yes</b>	<b>No</b>	<b>Unk</b>	<b>N/A</b>	<b>Comments</b>
45	Are there any unresolved construction defects at the property?					

**Comments**

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## **Appendix D: Component Condition Report**

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# Component Condition Report

## Troth Street Elementary School / Building A (Borrego Clinic)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,400 SF	8	1362840
B2021	Building Exterior	Fair	Window, 12 SF	7	4	1362831
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	3	5	1362841
<b>Roofing</b>						
B3011	Roof	Poor	Roof, any type per man-day, Repair	2	0	1362836
B3011	Roof	Poor	Roof, Spray Polyurethane Foam (replace w/alternative roof system)	2,000 SF	2	1362834
<b>Interiors</b>						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	3	8	1362844
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	6	8	1375730
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	2,100 SF	8	1362846
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	700 SF	6	1362842
C3024	Restrooms	Good	Interior Floor Finish, Vinyl Sheeting	100 SF	12	1362835
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	600 SF	5	1362843
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,400 SF	12	1362850
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	14	1362845
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	12	1362839
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,400 SF	5	1375728
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,400 SF	4	1375729
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	4	1362849
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	1,400 SF	15	1362838
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON [Office A]	1	7	1362833
<b>Electrical</b>						
D5012	Utility closet	Fair	Building/Main Switchboard, 400 AMP [No tag/plate found]	1	5	1362851
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,400 SF	5	1362832
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,400 SF	10	1362847
D5092	Throughout building	Good	Emergency/Exit Combo LED	6	8	1362852
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,400 SF	6	1362837

**Troth Street Elementary School / Building A (Borrego Clinic)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Equipment/Special</b>						
E2012	Throughout building	Good	Interior Casework, Stock Hardwood	25 LF	16	1362848

**Troth Street Elementary School / Building B (Classroom 13)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,400 SF	5	1362812
B2021	Building Exterior	Poor	Window, 12 SF	22	2	1362815
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	3	8	1362828
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Spray Polyurethane Foam (replace w/alternative roof system)	2,500 SF	2	1362827
B3011	Roof	Poor	Roof, any type per man-day, Repair	2	0	1362823
<b>Interiors</b>						
C1021	Classrooms	Fair	Interior Door, Wood Solid-Core	1	8	1362822
C1023	Throughout	Fair	Door Hardware System, School (per Door)	4	8	1375764
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	2,625 SF	4	1362814
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	375 SF	5	1362819
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	1,375 SF	6	1362808
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,750 SF	12	1362829
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Child-Sized	2	15	1362830
D2012	Restrooms	Fair	Urinal, Standard	1	15	1362816
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	1362817
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	1362825
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,750 SF	5	1362818
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,750 SF	4	1375740
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	4	1362821
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	1,750 SF	15	1375758
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 TON [Room #13]	1	10	1361836
<b>Electrical</b>						
D5012	Building exterior	Fair	Building/Main Switchboard, 800 AMP [No tag/plate found]	1	10	1362813
D5012	Roof	Fair	Secondary Transformer, 25 kVA [No tag/plate found]	1	12	1362810

**Troth Street Elementary School / Building B (Classroom 13)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,750 SF	5	1362826
D5022	Building exterior	Good	Light Fixture, 250 WATT	2	18	1362809
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	1,750 SF	10	1362824
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,750 SF	6	1362820
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	50 LF	12	1362811

**Troth Street Elementary School / Building C (Classrooms 14-17)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,800 SF	5	1362782
B2021	Building Exterior	Poor	Window, 12 SF	48	2	1362786
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	13	2	1362797
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Spray Polyurethane Foam (replace w/alternative roof system)	6,850 SF	2	1362781
B3011	Roof	Poor	Roof, any type per man-day, Repair	2	0	1362795
<b>Interiors</b>						
C1021	Restrooms	Fair	Interior Door, Wood Solid-Core	2	5	1362794
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	25	8	1375778
C1031	Restrooms	Fair	Toilet Partitions, Metal	3	8	1362793
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	6,670 SF	6	1362803
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	525 SF	20	1362787
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	350 SF	20	1362775
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	685 SF	4	1362805
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,760 SF	6	1362796
C3031	Restrooms	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	525 SF	7	1362780
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,270 SF	14	1362798
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Child-Sized	5	16	1362788
D2012	Restrooms	Fair	Urinal, Standard	4	15	1362790
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	1362783
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	18	1362801
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	6	1362800



**Troth Street Elementary School / Building C (Classrooms 14-17)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,795 SF	5	1362778
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,795 SF	4	1375741
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	4	1362784
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	4,795 SF	15	1362802
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [No tag/plate found]	1	3	1362779
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [C-16]	1	12	1362804
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [C-17]	1	12	1362777
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [No tag/plate found]	1	4	1362799
<b>Electrical</b>						
D5012	Roof	Fair	Secondary Transformer, 25 kVA [No tag/plate found]	1	12	1362785
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [No tag/plate found]	1	12	1362776
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,795 SF	5	1362792
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	4,795 SF	10	1362791
<b>Fire Alarm &amp; Comm</b>						
D5037	Classrooms	Fair	Fire Alarm System, Standard Addressable, Upgrade	4,795 SF	6	1362774
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	160 LF	12	1362789

**Troth Street Elementary School / Building D (Classrooms 9-12)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,680 SF	5	1362927
B2021	Building Exterior	Poor	Window, 12 SF	48	2	1362908
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	13	5	1362924
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Spray Polyurethane Foam (replace w/alternative roof system)	6,500 SF	2	1362916
B3011	Roof	Poor	Roof, any type per man-day, Repair	2	0	1362926
<b>Interiors</b>						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	13	5	1375782
C1031	Restrooms	Fair	Toilet Partitions, Metal	4	10	1362923
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	500 SF	40	1362922
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	6,325 SF	5	1362910

**Troth Street Elementary School / Building D (Classrooms 9-12)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	400 SF	15	1362906
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	4,150 SF	5	1362918
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	500 SF	6	1362904
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,050 SF	10	1362920
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	4	12	1362907
D2014	Classrooms 10	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	1362931
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	12	1362915
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	7	1362919
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,550 SF	5	1362928
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,550 SF	4	1375742
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	4	1362921
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	4,550 SF	15	1362902
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [D-11]	1	12	1362914
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [D-12]	1	12	1362929
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [Room #9]	1	4	1362903
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [Room #10]	1	6	1362917
<b>Electrical</b>						
D5012	Roof	Fair	Secondary Transformer, 25 kVA [No tag/plate found]	1	12	1362911
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [Panel PD]	1	12	1362913
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,550 SF	5	1362909
D5029	Classrooms	Fair	Lighting System, Interior, High Density & Standard Fixtures	4,550 SF	12	1362912
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	4,550 SF	4	1362905
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	140 LF	12	1362930

**Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,000 SF	6	1362881
B2021	Building Exterior	Fair	Window, 12 SF	40	5	1362870

## Troth Street Elementary School / Building E &amp; K (Administrative Offices/Staff/MPR)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	15	8	1362869
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	7,500 SF	8	1362855
<b>Interiors</b>						
C1012	MPR	Fair	Movable Partitions, Fabric Office 6' Height	60 LF	6	1362867
C1021	MPR	Fair	Interior Door, Wood Solid-Core	14	12	1362895
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	18	8	1375875
C1031	Restrooms	Fair	Toilet Partitions, Metal	2	12	1362860
C3012	MPR	Fair	Interior Wall Finish, any surface, Prep & Paint	4,638 SF	6	1362871
C3012	Utility closet	Fair	Interior Wall Finish, any surface, Prep & Paint	350 SF	4	1362883
C3012	Teacher Lounge	Fair	Interior Wall Finish, Wallpaper	2,888 SF	6	1362866
C3024	Cafeteria	Fair	Interior Floor Finish, Vinyl Sheeting	1,200 SF	6	1362853
C3024	MPR	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,150 SF	8	1362874
C3024	Utility closet	Poor	Interior Floor Finish, Vinyl Tile (VCT)	200 SF	2	1362884
C3025	MPR Stage and Admin	Fair	Interior Floor Finish, Carpet Commercial Standard	1,700 SF	6	1362896
C3031	Utility closet	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	200 SF	8	1362868
C3032	MPR Stage	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	500 SF	6	1362858
C3032	MPR	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,550 SF	12	1362864
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	4	18	1362897
D2012	Restrooms	Good	Urinal, Standard	1	20	1362882
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	18	1362863
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	15	1361852
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	10	1362898
D2014	Teacher Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	18	1362856
D2014	Utility closet	Fair	Service Sink, Floor	1	14	1362894
D2018	Throughout building	Fair	Drinking Fountain, Interior	2	6	1362854
D2023	MPR Restroom	Excellent	Water Heater, 37 GAL [No tag/plate found]	1	15	1362876
D2023	Utility closet	Good	Water Heater, 30 GAL [No tag/plate found]	1	11	1362900
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,250 SF	10	1362861
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,250 SF	4	1375743
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	4	1362887
D4031	Cafeteria	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1362888

## Troth Street Elementary School / Building E &amp; K (Administrative Offices/Staff/MPR)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood) [No tag/plate found]	4 LF	10	1361851
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,250 SF	16	1362890
D3042	Roof	Fair	Exhaust Fan, 2001 - 5000 CFM [No tag/plate found]	1	5	1362893
D3042	Roof	Fair	Exhaust Fan, 2000 CFM [No tag/plate found]	4	11	1362857
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [No tag/plate found]	1	11	1362875
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [No tag/plate found]	1	8	1362865
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [No tag/plate found]	1	8	1362889
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [No tag/plate found]	1	4	1362873
D3052	Roof	Fair	Packaged Unit (RTU), 2.5 TON [AC-6]	1	12	1362892
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [Office]	1	11	1362877
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON [No tag/plate found]	1	12	1362880
D3094	Kitchen	Fair	Air Curtain [No tag/plate found]	1	10	1361849
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,250 SF	10	1362891
D5022	Building exterior	Good	Light Fixture, 250 WATT	8	18	1362859
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	5,250 SF	12	1362872
D5092	MPR	Fair	Emergency Light, 2-Head w/ Battery	1	5	1362885
D5092	MPR	Fair	Exit Sign Light Fixture, LED	5	5	1362862
<b>Fire Alarm &amp; Comm</b>						
D5037	MPR	Fair	Fire Alarm Control Panel, Addressable [FACP]	1	3	1362878
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,250 SF	4	1362899
<b>Equipment/Special</b>						
E1028	Nurse Office	Good	Defibrillator (AED), Cabinet Mounted	1	8	1362886
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [2]	1	3	1361844
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler [No tag/plate found]	1	5	1361850
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [No tag/plate found]	1	5	1361847
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double [No tag/plate found]	1	5	1361855
E1093	Kitchen	Good	Commercial Kitchen, Exhaust Hood [No tag/plate found]	1	10	1361853
E1093	Kitchen	Good	Commercial Kitchen, Food Warmer [No tag/plate found]	1	14	1361845
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 3-Door Reach-In [No tag/plate found]	1	8	1361854
E1093	Kitchen	Fair	Commercial Kitchen, 1 HP [No tag/plate found]	1	8	1361848
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer, Steam Table, 3-Well [No tag/plate found]	1	3	1361846
E1093	Kitchen	Good	Commercial Kitchen, Freezer, 2-Door Reach-In [No tag/plate found]	1	12	1361856

## Troth Street Elementary School / Building F (Classrooms 5-8)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,800 SF	5	1362967
B2021	Building Exterior	Fair	Window, 24 SF	24	14	1362936
B2032	Building Exterior	Fair	Exterior Door, Steel	15	20	1362942
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	3,600 SF	10	1362952
B3011	Roof	Poor	Roof, Spray Polyurethane Foam (replace w/alternative roof system)	3,150 SF	2	1362961
B3011	Roof	Poor	Roof, any type per man-day, Repair	2	0	1362946
<b>Interiors</b>						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	15	15	1375876
C1031	Restrooms	Fair	Toilet Partitions, Metal	6	6	1362940
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	6,332 SF	5	1362944
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	550 SF	20	1362953
C3024	Classroom 7&8	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,027 SF	7	1362965
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	500 SF	20	1362954
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,028 SF	4	1362959
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	550 SF	6	1362943
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,278 SF	10	1362939
C3032	Classroom 7&8	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,727 SF	8	1362964
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6	18	1362960
D2012	Restrooms	Fair	Urinal, Standard	3	18	1362933
D2014	Utility closet	Fair	Service Sink, Floor	1	16	1362938
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	18	1362950
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	18	1362934
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1362955
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,555 SF	5	1362941
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,555 SF	4	1375744
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	4	1362968
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	4,555 SF	15	1362951
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM	1	5	1361838
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [F-5]	1	12	1362948

**Troth Street Elementary School / Building F (Classrooms 5-8)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [Room #7]	1	4	1362945
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [Room #6]	1	7	1362966
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [Room #8]	1	6	1362937
<b>Electrical</b>						
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [Panel PF]	1	12	1362949
D5012	Roof	Fair	Secondary Transformer, 25 kVA [No tag/plate found]	1	12	1362962
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,555 SF	5	1362956
D5022	Building exterior	Good	Light Fixture, 250 WATT	2	18	1362935
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	4,555 SF	12	1362957
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	4,555 SF	4	1362947
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	140 LF	12	1362958

**Troth Street Elementary School / Building G (Classrooms 1-4)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,440 SF	4	1362970
B2021	Building Exterior	Fair	Window, 24 SF	24	15	1362984
B2021	Building Exterior	Fair	Window, 12 SF	12	15	1362977
B2032	Building Exterior	Fair	Exterior Door, Steel	12	18	1362974
<b>Roofing</b>						
B3011	Roof	Poor	Roof, any type per man-day, Repair	2	0	1375877
B3011	Roof	Fair	Roof, Modified Bituminous	6,000 SF	8	1362973
<b>Interiors</b>						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	12	18	1375878
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	6,368 SF	5	1362983
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,245 SF	5	1362982
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,245 SF	8	1362979
<b>Plumbing</b>						
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	18	1362976
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1362989
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,245 SF	5	1362991
<b>Fire Suppression</b>						

**Troth Street Elementary School / Building G (Classrooms 1-4)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,245 SF	4	1375745
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	4	1362988
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	4,245 SF	15	1362972
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC-4]	1	6	1362986
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC-3]	1	6	1362980
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-05]	1	6	1361842
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [AC-06]	1	6	1361841
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [Room #3]	1	6	1362981
<b>Electrical</b>						
D5012	Building exterior	Fair	Main Distribution Panel, 100 AMP [No tag/plate found]	1	5	1362990
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,245 SF	5	1362985
D5022	Building exterior	Good	Light Fixture, 250 WATT	5	18	1362978
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	4,245 SF	10	1362969
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	4,245 SF	6	1362971
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	80 LF	8	1362987

**Troth Street Elementary School / Building H (Classroom 18)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,400 SF	4	1362768
B2021	Building Exterior	Fair	Window, 24 SF	3	15	1362747
B2021	Building Exterior	Fair	Window, 12 SF	3	15	1362770
B2032	Building Exterior	Fair	Exterior Door, Steel	5	26	1362744
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	2,500 SF	8	1362754
<b>Interiors</b>						
C1021	Restrooms	Good	Interior Door, Steel	2	28	1362764
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	7	15	1375933
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	200 SF	30	1362762
C3012	Classrooms	Good	Interior Wall Finish, any surface, Prep & Paint	2,140 SF	8	1362749
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	100 SF	30	1362766



**Troth Street Elementary School / Building H (Classroom 18)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	300 SF	7	1362748
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Standard	1,169 SF	7	1362745
C3031	Restrooms	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	100 SF	8	1362763
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,460 SF	8	1362752
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Child-Sized	2	20	1362767
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	1362769
D2014	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1362758
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	6	1362753
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	1,560 SF	5	1362746
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,560 SF	4	1375746
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	4	1362755
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	1,560 SF	15	1362750
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC-7]	1	7	1362756
<b>Electrical</b>						
D5012	Building exterior	Fair	Building/Main Switchboard, 400 AMP [No tag/plate found]	1	25	1362751
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,560 SF	5	1375925
D5022	Building exterior	Fair	Light Fixture, 250 WATT	1	12	1362760
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	1,560 SF	10	1362761
D5092	Classroom 18	Fair	Exit Sign Light Fixture, LED	3	2	1362757
<b>Fire Alarm &amp; Comm</b>						
D5037	Classrooms	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,560 SF	8	1362759
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	50 LF	12	1362771

**Troth Street Elementary School / Portable P26**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,800 SF	5	1362731
B2021	Building Exterior	Fair	Window, 24 SF	2	15	1362742
B2032	Building Exterior	Fair	Exterior Door, Steel	1	26	1362737
<b>Roofing</b>						

**Troth Street Elementary School / Portable P26**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Fair	Roof, Metal	1,250 SF	26	1362732
<b>Interiors</b>						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	1	26	1376442
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	1,312 SF	6	1362743
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	875 SF	3	1362739
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	875 SF	12	1362734
<b>Fire Suppression</b>						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	875 SF	4	1375747
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	4	1362741
<b>HVAC</b>						
D3052	Building exterior	Good	Heat Pump, 3.5 TON [No tag/plate found]	1	15	1362738
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	875 SF	18	1362735
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	875 SF	15	1362736
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	875 SF	5	1362733
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	5 LF	10	1362740

**Troth Street Elementary School / Portables P19-P22**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Room 22	Poor	Exterior Wall, Steel, 1-2 Stories, Repair	50 SF	0	1362705
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,200 SF	4	1362695
B2021	Building Exterior	Fair	Window, Aluminum Single-Glazed 12 SF, 1-2 Stories	24	12	1362703
B2032	Building Exterior	Fair	Exterior Door, Steel	4	20	1362693
<b>Roofing</b>						
B3011	Roof	Poor	Gutter and Downspout, any type per man-day, Repair	2	0	1362687
B3011	Roof	Fair	Roof, Modified Bituminous	5,500 SF	6	1362697
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	4	20	1375967
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	6,075 SF	6	1362701
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,038 SF	5	1362698
C3025	Room 21	Good	Interior Floor Finish, Carpet Commercial Standard	1,012 SF	7	1362702

**Troth Street Elementary School / Portables P19-P22**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,050 SF	8	1362691
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,050 SF	4	1375748
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	6	1362696
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	4,050 SF	16	1362689
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [HP-1]	1	6	1362688
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [HP-3]	1	6	1362690
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [HP-2]	1	6	1362686
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [HP-4]	1	6	1362704
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,050 SF	5	1362700
D5022	Building exterior	Good	Light Fixture, 250 WATT	4	18	1362694
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	4,050 SF	12	1362685
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	4,050 SF	6	1362692
<b>Equipment/Special</b>						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	48 LF	12	1362699
<b>Follow-up Studies</b>						
P000X	Classroom 21	NA	Engineer, Environmental, Mold Remediation, Evaluate/Report	1	0	1375965
P000X	Classroom 21	NA	Mold/Biological Growth, Remediation, Prepare and Clean	1,012 SF	0	1375966

**Troth Street Elementary School / Portables P23-P25**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,400 SF	3	1362714
B2011	Building Exterior	Poor	Exterior Wall, Wood Clapboard Siding	1,500 SF	2	1362720
B2021	Building Exterior	Fair	Window, 12 SF	6	12	1362722
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	3	5	1362716
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	3,750 SF	8	1362707
<b>Interiors</b>						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	3	5	1376441
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	4,282 SF	4	1362719

**Troth Street Elementary School / Portables P23-P25**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,855 SF	6	1362717
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,855 SF	12	1362718
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	2,855 SF	4	1375749
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1362715
<b>HVAC</b>						
D3052	Classroom 23	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	4	1362713
D3052	Classroom 25	Fair	Heat Pump, 3 TON [No tag/plate found]	1	8	1362712
D3052	Classroom 24	Fair	Heat Pump, 3.5 TON [No tag/plate found]	1	13	1362721
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,855 SF	18	1362709
D5022	Building exterior	Fair	Light Fixture, 250 WATT	3	12	1362710
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	2,855 SF	15	1362706
<b>Fire Alarm &amp; Comm</b>						
D5037	Classrooms	Fair	Fire Alarm System, Standard Addressable, Upgrade	2,855 SF	6	1362708
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	90 LF	10	1362711

**Troth Street Elementary School / Portables P27-P42**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	25,560 SF	3	1363000
B2021	Building Exterior	Fair	Window, 24 SF	32	12	1362995
B2032	Building Exterior	Fair	Exterior Door, Steel	16	12	1363006
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Metal	14,250 SF	22	1376445
B3011	Roof	Fair	Roof, Modified Bituminous	2,400 SF	8	1376444
B3011	Roof - P27	Good	Roof, Modified Bituminous	1,200 SF	18	1376446
<b>Interiors</b>						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	16	12	1376443
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	23,155 SF	4	1363001
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	12,937 SF	4	1362999
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Standard	2,500 SF	8	1363007
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	15,437 SF	12	1363003

**Troth Street Elementary School / Portables P27-P42**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	15,437 SF	4	1375750
D4031	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	16	4	1363009
<b>HVAC</b>						
D3052	P32 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 4 Ton [RM 32]	1	3	1375135
D3052	P27 - Building Exterior	Good	Heat Pump, Wall-Mounted, 4 Ton [RM 27]	1	13	1375121
D3052	P28 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 4 Ton [RM 28]	1	3	1375125
D3052	P40 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton [RM 40]	1	3	1375107
D3052	P30 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 4 Ton [RM 30]	1	9	1375132
D3052	P38 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton [RM 38]	1	17	1375131
D3052	P29 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 4 Ton [RM 29]	1	17	1375128
D3052	P42 - Building Exterior	Good	Heat Pump, Wall-Mounted, 3.5 Ton [RM 42]	1	14	1375113
D3052	P37 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton [RM 37]	1	3	1375136
D3052	P41 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton [RM 41]	1	3	1375111
D3052	P36 - Building Exterior	Fair	Heat Pump, 3.5 TON [RM 36]	1	3	1362998
D3052	P33 - Library - Building Exterior	Fair	Heat Pump, 3.5 TON [RM 33]	1	3	1362994
D3052	P31 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 4 Ton [RM 31]	1	3	1375134
D3052	P39 - Building Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton [RM 39]	1	3	1375104
D3052	P35 - Building Exterior	Fair	Heat Pump, 3.5 TON [RM 35]	1	3	1363005
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	15,437 SF	18	1362993
D5022	Building exterior	Fair	Light Fixture, 250 WATT	16	10	1363004
D5029	Throughout building	Fair	Lighting System, Interior, High Density & Standard Fixtures	15,437 SF	12	1363002
D5092	Library	Fair	Exit Sign Light Fixture, LED	2	4	1362997
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	15,437 SF	4	1363008
<b>Equipment/Special</b>						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	425 LF	12	1362996
<b>Troth Street Elementary School / Restroom Portable</b>						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	5	1363024
B2032	Building Exterior	Fair	Exterior Door, Steel	4	15	1363017

**Troth Street Elementary School / Restroom Portable**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	575 SF	10	1376448
<b>Interiors</b>						
C1023	Throughout building	Fair	Door Hardware System, School (per Door)	4	15	1376447
C1031	Restrooms	Good	Toilet Partitions, Metal	7	15	1363019
C3012	Restrooms	Good	Interior Wall Finish, any surface, Prep & Paint	603 SF	7	1363012
C3024	Restrooms	Good	Interior Floor Finish, Vinyl Sheeting	402 SF	12	1363021
C3032	Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	402 SF	15	1363014
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	8	18	1363016
D2012	Restrooms	Fair	Urinal, Standard	2	18	1363015
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	18	1363025
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	1	12	1363022
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	402 SF	28	1363023
<b>Fire Suppression</b>						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	402 SF	4	1375751
<b>Electrical</b>						
D5019	Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	402 SF	28	1363011
D5022	Building exterior	Fair	Light Fixture, 250 WATT	4	12	1363013
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	402 SF	12	1363018
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	402 SF	12	1363020

**Troth Street Elementary School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Roof - Covered Walkways	Fair	Roof, Modified Bituminous	3,180 SF	5	1362773
B3011	Canopy	Poor	Roof, any type per man-day, Repair	2	0	1362772
<b>Plumbing</b>						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	1	8	1361875
D2021	Site	Fair	Backflow Preventer, Domestic, 4" [No tag/plate found]	1	8	1361862
D2021	Site	Fair	Backflow Preventer, Irrigation, 2" [No tag/plate found]	1	8	1361864
D2023	Site	Fair	Irrigation Circulation/Booster Pump, 2 HP [No tag/plate found]	1	5	1361867
<b>Electrical</b>						



## Troth Street Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Site	Fair	Main Distribution Panel, 120/240 V, 400 Amp [No tag/plate found]	1	10	1361880
D5012	Site	Fair	Secondary Transformer, Dry, 150 kVA [No tag/plate found]	1	7	1361886
D5012	Site	Fair	Secondary Transformer, Dry, 75 kVA [No tag/plate found]	1	5	1361879
D5012	Site	Fair	Main Distribution Panel, 120/208 V, 400 Amp [No tag/plate found]	1	5	1361869
<b>Fire Alarm &amp; Comm</b>						
D5038	Site	NA	Security/Surveillance System, Cameras and CCTV, Install	24,000 SF	2	1376449
<b>Pavement</b>						
G2022	Site	Poor	Sports Court, Asphalt Pavement, Cut & Patch	2,500 SF	0	1361877
G2022		Good	Parking Lots, Concrete Pavement	11,500 SF	45	1375693
G2022	Site	Fair	Parking Lots & Drive Aisles, Asphalt Pavement, Seal & Stripe	60,000 SF	2	1361876
G2022	Site	Fair	Parking Lots & Drive Aisles, Asphalt Pavement, Mill & Overlay	60,000 SF	12	1361889
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Asphalt, Overlay	5,250 SF	12	1361874
G2031	Site	Poor	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5,250 SF	1	1361871
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete	56,000 SF	40	1361885
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link	2,400 LF	18	1361887
G2041	Site	Good	Fences & Gates, Metal Tube	400 LF	30	1361873
G2044	Site	Fair	Signage, Property	1	8	1361888
G2047	Site	Good	Play Structure, Medium	2	18	1361878
G2047	Site	Good	Play Surfaces & Sports Courts, Poured-in-place Rubber	2,600 SF	18	1361870
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	10	5	1361868
G2047	Site	Fair	Play Structure, Swing Set	2	10	1361860
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	45,000 SF	12	1361884
G2047	Site	Poor	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	45,000 SF	1	1361861
G2047	Site - Kindergarten Area	Good	Play Structure, Medium	1	18	1361883
G2047	Site - Kindergarten Area	Good	Play Structure, Swing Set	1	18	1361881
G2049	Site	Good	Prefabricated/Ancillary Building or Structure, All Components, Shed	40 SF	25	1376450
<b>Landscaping</b>						
G2052	Site	Poor	Site, Stormwater Drainage Issues, Repair/Remediate	70,000 SF	0	1375694
G2057	Site	Fair	Irrigation System	140,000 SF	15	1361882
<b>Site Lighting</b>						
G4021	Site	Good	Site Pole Light, 1,000 W (LED Lamp Replacement)	8	18	1361866
<b>Follow-up Studies</b>						
P000X	Site	NA	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	1	0	1361865

**Troth Street Elementary School / Site**

<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Accessibility</b>						
Z105X	Throughout Site & Buildings	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1376451

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## **Appendix E: Replacement Reserves**

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8/28/2019

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate	
Troth Street Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Troth Street Elementary School / Building A (Borrego Clinic)	\$2,424	\$0	\$23,382	\$0	\$16,000	\$83,678	\$11,974	\$10,165	\$23,243	\$0	\$16,587	\$0	\$13,512	\$0	\$4,834	\$17,340	\$13,263	\$0	\$22,794	\$0	\$0	\$0	\$259,197
Troth Street Elementary School / Building B (Classroom 13)	\$2,424	\$0	\$49,804	\$0	\$15,922	\$41,775	\$22,781	\$0	\$6,142	\$0	\$122,552	\$0	\$43,718	\$0	\$11,814	\$29,359	\$18,236	\$0	\$3,077	\$0	\$3,732	\$371,337	
Troth Street Elementary School / Building C (Classrooms 14-17)	\$2,424	\$0	\$135,617	\$10,838	\$45,891	\$102,882	\$80,247	\$1,423	\$17,520	\$0	\$92,318	\$0	\$118,939	\$0	\$25,912	\$80,659	\$75,519	\$1,913	\$9,005	\$6,618	\$31,348	\$839,072	
Troth Street Elementary School / Building D (Classrooms 9-12)	\$2,424	\$0	\$120,886	\$0	\$62,698	\$166,560	\$13,158	\$4,879	\$0	\$0	\$26,029	\$0	\$222,402	\$0	\$1,000	\$137,441	\$3,890	\$0	\$0	\$0	\$0	\$761,367	
Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	\$0	\$0	\$1,169	\$22,157	\$74,388	\$80,637	\$79,049	\$0	\$192,017	\$0	\$119,035	\$37,525	\$180,333	\$0	\$7,043	\$24,414	\$104,347	\$1,821	\$69,152	\$0	\$12,738	\$1,005,826	
Troth Street Elementary School / Building F (Classrooms 5-8)	\$2,424	\$0	\$36,827	\$0	\$84,099	\$120,075	\$22,633	\$25,934	\$8,438	\$0	\$65,124	\$0	\$188,409	\$0	\$64,358	\$82,613	\$3,360	\$0	\$45,289	\$0	\$69,861	\$819,443	
Troth Street Elementary School / Building G (Classrooms 1-4)	\$2,424	\$0	\$0	\$0	\$43,591	\$120,961	\$94,715	\$0	\$138,003	\$0	\$81,729	\$0	\$0	\$0	\$23,203	\$100,973	\$0	\$0	\$33,582	\$0	\$49,410	\$688,591	
Troth Street Elementary School / Building H (Classroom 18)	\$0	\$0	\$772	\$0	\$18,791	\$14,947	\$4,737	\$28,824	\$55,504	\$0	\$30,035	\$0	\$24,950	\$0	\$12,252	\$20,980	\$0	\$15,969	\$8,649	\$0	\$3,583	\$239,992	
Troth Street Elementary School / Portable P26	\$0	\$0	\$0	\$7,902	\$5,612	\$11,370	\$2,590	\$0	\$0	\$0	\$2,221	\$0	\$4,812	\$10,620	\$250	\$41,506	\$3,480	\$0	\$4,104	\$0	\$0	\$94,468	
Troth Street Elementary School / Portables P19-P22	\$42,383	\$0	\$0	\$0	\$40,744	\$32,340	\$153,839	\$10,287	\$19,788	\$0	\$0	\$0	\$129,859	\$0	\$21,003	\$0	\$31,499	\$13,825	\$1,651	\$0	\$38,195	\$535,412	
Troth Street Elementary School / Portables P23-P25	\$0	\$0	\$52,610	\$19,508	\$32,494	\$4,216	\$43,795	\$0	\$58,492	\$0	\$39,987	\$0	\$22,865	\$35,118	\$10,706	\$63,722	\$38,661	\$0	\$13,391	\$0	\$0	\$435,563	
Troth Street Elementary School / Portables P27-P42	\$0	\$0	\$0	\$158,567	\$339,266	\$0	\$0	\$0	\$59,678	\$7,908	\$5,213	\$0	\$673,428	\$132,994	\$233,529	\$0	\$0	\$20,036	\$130,092	\$0	\$0	\$1,760,711	
Troth Street Elementary School / Restroom Portable	\$0	\$0	\$0	\$0	\$2,493	\$5,366	\$0	\$1,226	\$0	\$0	\$8,516	\$0	\$19,040	\$0	\$0	\$26,710	\$0	\$1,647	\$40,523	\$0	\$0	\$105,520	
Troth Street Elementary School / Site	\$304,372	\$25,615	\$171,859	\$0	\$0	\$188,945	\$29,695	\$63,700	\$31,968	\$0	\$15,550	\$34,425	\$632,174	\$0	\$0	\$841,271	\$39,908	\$267,751	\$377,280	\$0	\$10,151	\$3,034,667	
<b>Grand Total</b>	<b>\$361,302</b>	<b>\$25,615</b>	<b>\$592,927</b>	<b>\$218,972</b>	<b>\$781,989</b>	<b>\$973,751</b>	<b>\$559,211</b>	<b>\$146,438</b>	<b>\$610,793</b>	<b>\$7,908</b>	<b>\$624,896</b>	<b>\$71,951</b>	<b>\$2,274,441</b>	<b>\$178,732</b>	<b>\$415,903</b>	<b>\$1,466,987</b>	<b>\$332,165</b>	<b>\$322,963</b>	<b>\$758,589</b>	<b>\$6,618</b>	<b>\$219,016</b>	<b>\$10,951,168</b>	

Troth Street Elementary School  
 \* Markup/LocationFactor (1.102) has been included in unit costs.

Troth Street Elementary School / Building A (Borrego Clinic)																																
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1362840	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	2400	SF	\$3.31	\$7,934								\$7,934										\$7,934	\$15,869			
B2021	Building Exterior	1362831	Window, 12 SF, Replace	30	26	4	7	EA	\$881.60	\$6,171				\$6,171																\$6,171		
B2032	Building Exterior	1362841	Exterior Door, Wood Solid-Core, Replace	25	20	5	3	EA	\$771.40	\$2,314					\$2,314															\$2,314		
B3011	Roof	1362836	Roof, any type per man-day, Repair	0	0	0	2	EA	\$1,212.20	\$2,424	\$2,424																			\$2,424		
B3011	Roof	1362834	Roof, Spray Polyurethane Foam (replace w/alternative roof system), Replace	20	18	2	2000	SF	\$11.02	\$22,040		\$22,040																		\$22,040		
C1021	Throughout building	1362844	Interior Door, Wood Solid-Core, Replace	40	32	8	3	EA	\$771.40	\$2,314									\$2,314											\$2,314		
C1023	Throughout building	1375730	Door Hardware System, School (per Door), Replace	30	22	8	6	EA	\$440.80	\$2,645									\$2,645											\$2,645		
C3012	Throughout building	1362846	Interior Wall Finish, any surface, Prep & Paint	10	2	8	2100	SF	\$1.65	\$3,471									\$3,471								\$3,471			\$6,943		
C3024	Throughout building	1362842	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	700	SF	\$5.51	\$3,857					\$3,857															\$3,857		
C3024	Restrooms	1362835	Interior Floor Finish, Vinyl Sheetting, Replace	15	3	12	100	SF	\$7.71	\$771											\$771									\$771		
C3025	Throughout building	1362843	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	600	SF	\$8.27	\$4,959				\$4,959												\$4,959				\$9,918		
C3032	Throughout building	1362850	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	1400	SF	\$3.86	\$5,400											\$5,400									\$5,400		
D2011	Restrooms	1362845	Toilet, Commercial Water Closet, Replace	30	16	14	2	EA	\$1,432.60	\$2,865														\$2,865						\$2,865		
D2014	Restrooms	1362839	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	2	EA	\$1,653.00	\$3,306											\$3,306									\$3,306		
D2029	Throughout	1375728	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	35	5	1400	SF	\$12.12	\$16,971				\$16,971																\$16,971		
D3041	Throughout building	1362838	HVAC System Ductwork, Medium Density, Replace	30	15	15	1400	SF	\$4.41	\$6,171															\$6,171					\$6,171		
D3052	Roof	1362833	Packaged Unit (RTU), 3 TON, Replace	20	13	7	1	EA	\$8,265.00	\$8,265						\$8,265														\$8,265		
D4019	Throughout building	1375729	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	1400	SF	\$5.51	\$7,714				\$7,714																\$7,714		
D4031	Throughout building	1362849	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	2	EA	\$165.30	\$331				\$331									\$331							\$331		
D5012	Utility closet	1362851	Building/Main Switchboard, 400 AMP, Replace	40	35	5	1	EA	\$44,080.00	\$44,080				\$44,080																\$44,080		
D5019	Throughout building	1362832	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	1400	SF	\$2.76	\$3,857				\$3,857																\$3,857		
D5029	Throughout building	1362847	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1400	SF	\$8.82	\$12,342										\$12,342										\$12,342		
D5037	Throughout building	1362837	Fire Alarm System, Standard Addressable, Upgrade	20	14	6	1400	SF	\$4.41	\$6,171					\$6,171															\$6,171		
D5092	Throughout building	1362852	Emergency/Exit Combo LED, , Replace	10	2	8	6	EA	\$330.60	\$1,984										\$1,984								\$1,984		\$1,984		
E2012	Throughout building	1362848	Interior Casework, Stock Hardwood, Replace	20	4	16	25	LF	\$330.60	\$8,265																\$8,265				\$8,265		
<b>Totals, Unescalated</b>											\$2,424	\$0	\$22,040	\$0	\$14,216	\$72,181	\$10,028	\$8,265	\$18,348	\$0	\$12,342	\$0	\$9,477	\$0	\$3,196	\$11,130	\$8,265	\$0	\$13,389	\$0	\$0	\$205,303

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
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Totals, Escalated (3.0% inflation, compounded annually) \$2,424 \$0 \$23,382 \$0 \$16,000 \$83,678 \$11,974 \$10,165 \$23,243 \$0 \$16,587 \$0 \$13,512 \$0 \$4,834 \$17,340 \$13,263 \$0 \$22,794 \$0 \$0 \$259,197

\* Markup/LocationFactor (1.102) has been included in unit costs.

Troth Street Elementary School / Building B (Classroom 13)

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1362812	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	2400	SF	\$3.31	\$7,934					\$7,934										\$7,934						\$15,869	
B2021	Building Exterior	1362815	Window, 12 SF, Replace	30	28	2	22	EA	\$881.60	\$19,395		\$19,395																			\$19,395	
B2032	Building Exterior	1362828	Exterior Door, Wood Solid-Core, Replace	25	17	8	3	EA	\$771.40	\$2,314								\$2,314													\$2,314	
B3011	Roof	1362823	Roof, any type per man-day, Repair	0	0	0	2	EA	\$1,212.20	\$2,424	\$2,424																				\$2,424	
B3011	Roof	1362827	Roof, Spray Polyurethane Foam (replace w/alternative roof system), Replace	20	18	2	2500	SF	\$11.02	\$27,550		\$27,550																			\$27,550	
C1021	Classrooms	1362822	Interior Door, Wood Solid-Core, Replace	40	32	8	1	EA	\$771.40	\$771								\$771													\$771	
C1023	Throughout	1375764	Door Hardware System, School (per Door), Replace	30	22	8	4	EA	\$440.80	\$1,763								\$1,763													\$1,763	
C3012	Classrooms	1362814	Interior Wall Finish, any surface, Prep & Paint	10	6	4	2625	SF	\$1.65	\$4,339				\$4,339									\$4,339								\$8,678	
C3024	Classrooms	1362819	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	375	SF	\$5.51	\$2,066					\$2,066														\$2,066	\$4,133		
C3025	Classrooms	1362808	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	1375	SF	\$8.27	\$11,364					\$11,364										\$11,364						\$22,729	
C3032	Classrooms	1362829	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	1750	SF	\$3.86	\$6,750											\$6,750										\$6,750	
D2011	Restrooms	1362830	Toilet, Child-Sized, Replace	30	15	15	2	EA	\$991.80	\$1,984															\$1,984						\$1,984	
D2012	Restrooms	1362816	Urinal, Standard, Replace	30	15	15	1	EA	\$1,212.20	\$1,212															\$1,212						\$1,212	
D2014	Restrooms	1362817	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	2	EA	\$1,653.00	\$3,306													\$3,306								\$3,306	
D2014	Classrooms	1362825	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	1	EA	\$1,322.40	\$1,322																	\$1,322				\$1,322	
D2029	Throughout building	1362818	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	35	5	1750	SF	\$12.12	\$21,214				\$21,214																	\$21,214	
D3041	Throughout building	1375758	HVAC System Ductwork, Medium Density, Replace	30	15	15	1750	SF	\$4.41	\$7,714														\$7,714							\$7,714	
D3052	Roof	1361836	Packaged Unit (RTU), 7.5 TON, Replace	20	10	10	1	EA	\$16,530.00	\$16,530										\$16,530											\$16,530	
D4019	Throughout building	1375740	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	1750	SF	\$5.51	\$9,643				\$9,643																	\$9,643	
D4031	Classrooms	1362821	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	1	EA	\$165.30	\$165				\$165									\$165								\$331	
D5012	Building exterior	1362813	Building/Main Switchboard, 800 AMP, Replace	40	30	10	1	EA	\$49,590.00	\$49,590										\$49,590											\$49,590	
D5012	Roof	1362810	Secondary Transformer, 25 kVA, Replace	30	18	12	1	EA	\$7,383.40	\$7,383												\$7,383									\$7,383	
D5019	Throughout building	1362826	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	1750	SF	\$2.76	\$4,821				\$4,821																	\$4,821	
D5022	Building exterior	1362809	Light Fixture, 250 WATT, Replace	20	2	18	2	EA	\$242.44	\$485																		\$485			\$485	
D5029	Throughout building	1362824	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	10	10	1750	SF	\$14.33	\$25,071									\$25,071												\$25,071	
D5037	Throughout building	1362820	Fire Alarm System, Standard Addressable, Upgrade	20	14	6	1750	SF	\$4.41	\$7,714					\$7,714																\$7,714	
E2012	Classrooms	1362811	Kitchen Cabinetry, Stock Hardwood, Replace	20	8	12	50	LF	\$330.60	\$16,530												\$16,530									\$16,530	
Totals, Unescalated											\$2,424	\$0	\$46,945	\$0	\$14,147	\$36,035	\$19,078	\$0	\$4,849	\$0	\$91,191	\$0	\$30,663	\$0	\$7,810	\$18,844	\$11,364	\$0	\$1,807	\$0	\$2,066	\$287,225
Totals, Escalated (3.0% inflation, compounded annually)											\$2,424	\$0	\$49,804	\$0	\$15,922	\$41,775	\$22,781	\$0	\$6,142	\$0	\$122,552	\$0	\$43,718	\$0	\$11,814	\$29,359	\$18,236	\$0	\$3,077	\$0	\$3,732	\$371,337

\* Markup/LocationFactor (1.102) has been included in unit costs.

Troth Street Elementary School / Building C (Classrooms 14-17)

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building Exterior	1362782	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	4800	SF	\$3.31	\$15,869					\$15,869										\$15,869						\$31,738
B2021	Building Exterior	1362786	Window, 12 SF, Replace	30	28	2	48	EA	\$881.60	\$42,317		\$42,317																			\$42,317
B2032	Building Exterior	1362797	Exterior Door, Wood Solid-Core, Replace	25	23	2	13	EA	\$771.40	\$10,028		\$10,028																			\$10,028
B3011	Roof	1362795	Roof, any type per man-day, Repair	0	0	0	2	EA	\$1,212.20	\$2,424	\$2,424																				\$2,424
B3011	Roof	1362781	Roof, Spray Polyurethane Foam (replace w/alternative roof system), Replace	20	18	2	6850	SF	\$11.02	\$75,487		\$75,487																			\$75,487
C1021	Restrooms	1362794	Interior Door, Wood Solid-Core, Replace	40	35	5	2	EA	\$771.40	\$1,543				\$1,543																	\$1,543
C1023	Throughout building	1375778	Door Hardware System, School (per Door), Replace	30	22	8	25	EA	\$440.80	\$11,020								\$11,020													\$11,020
C1031	Restrooms	1362793	Toilet Partitions, Metal, Replace	20	12	8	3	EA	\$936.70	\$2,810								\$2,810													\$2,810
C3012	Classrooms	1362803	Interior Wall Finish, any surface, Prep & Paint	10	4	6	6670	SF	\$1.65	\$11,026					\$11,026										\$11,026						\$22,051
C3012	Restrooms	1362787	Interior Wall Finish, Ceramic Tile, Replace	40	20	20	525	SF	\$19.84	\$10,414																			\$10,414	\$10,414	
C3024	Classrooms	1362805	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	685	SF	\$5.51	\$3,774				\$3,774														\$3,774			\$7,549
C3024	Restrooms	1362775	Interior Floor Finish, Ceramic Tile, Replace	40	20	20	350	SF	\$19.84	\$6,943																			\$6,943	\$6,943	
C3025	Classrooms	1362796	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	3760	SF	\$8.27	\$31,076					\$31,076									\$31,076							\$62,153
C3031	Restrooms	1362780	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	525	SF	\$2.20	\$1,157							\$1,157									\$1,157					\$2,314









Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
D3052	Roof	1362937	Packaged Unit (RTU), 5 TON, Replace	20	14	6	1	EA	\$12,122.00 \$12,122						\$12,122															\$12,122	
D3052	Roof	1362966	Packaged Unit (RTU), 4 TON, Replace	20	13	7	1	EA	\$9,918.00 \$9,918							\$9,918															\$9,918
D3052	Roof	1362948	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,918.00 \$9,918												\$9,918										\$9,918
D4019	Throughout building	1375744	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	4555	SF	\$5.51 \$25,098				\$25,098																	\$25,098	
D4031	Classrooms	1362968	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	4	EA	\$165.30 \$661				\$661									\$661									\$1,322
D5012	Building exterior	1362949	Main Distribution Panel, 100 AMP, Replace	30	18	12	1	EA	\$3,306.00 \$3,306													\$3,306									\$3,306
D5012	Roof	1362962	Secondary Transformer, 25 kVA, Replace	30	18	12	1	EA	\$7,383.40 \$7,383													\$7,383									\$7,383
D5019	Throughout building	1362956	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	4555	SF	\$2.76 \$12,549					\$12,549																\$12,549	
D5022	Building exterior	1362935	Light Fixture, 250 WATT, Replace	20	2	18	2	EA	\$242.44 \$485																			\$485		\$485	
D5029	Throughout building	1362957	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	8	12	4555	SF	\$14.33 \$65,255													\$65,255									\$65,255
D5037	Throughout building	1362947	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	4555	SF	\$4.41 \$20,078				\$20,078																	\$20,078	
E2012	Classrooms	1362958	Kitchen Cabinetry, Stock Hardwood, Replace	20	8	12	140	LF	\$330.60 \$46,284													\$46,284									\$46,284
<b>Totals, Unescalated</b>										<b>\$2,424</b>	<b>\$0</b>	<b>\$34,713</b>	<b>\$0</b>	<b>\$74,721</b>	<b>\$103,578</b>	<b>\$18,954</b>	<b>\$21,087</b>	<b>\$6,661</b>	<b>\$0</b>	<b>\$48,458</b>	<b>\$0</b>	<b>\$132,146</b>	<b>\$0</b>	<b>\$42,548</b>	<b>\$53,026</b>	<b>\$2,094</b>	<b>\$0</b>	<b>\$26,602</b>	<b>\$0</b>	<b>\$38,680</b>	<b>\$605,693</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										<b>\$2,424</b>	<b>\$0</b>	<b>\$36,827</b>	<b>\$0</b>	<b>\$84,099</b>	<b>\$120,075</b>	<b>\$22,633</b>	<b>\$25,934</b>	<b>\$8,438</b>	<b>\$0</b>	<b>\$65,124</b>	<b>\$0</b>	<b>\$188,409</b>	<b>\$0</b>	<b>\$64,358</b>	<b>\$82,613</b>	<b>\$3,360</b>	<b>\$0</b>	<b>\$45,289</b>	<b>\$0</b>	<b>\$69,861</b>	<b>\$819,443</b>

\* Markup/LocationFactor (1.102) has been included in unit costs.

Troth Street Elementary School / Building G (Classrooms 1-4)

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1362970	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	4440	SF	\$3.31 \$14,679				\$14,679										\$14,679							\$29,357	
B2021	Building Exterior	1362984	Window, 24 SF, Replace	30	15	15	24	EA	\$1,124.04 \$26,977														\$26,977							\$26,977	
B2021	Building Exterior	1362977	Window, 12 SF, Replace	30	15	15	12	EA	\$716.30 \$8,596														\$8,596							\$8,596	
B2032	Building Exterior	1362974	Exterior Door, Steel, Replace	40	22	18	12	EA	\$661.20 \$7,934																		\$7,934			\$7,934	
B3011	Roof	1375877	Roof, any type per man-day, Repair	0	0	0	2	EA	\$1,212.20 \$2,424	\$2,424																				\$2,424	
B3011	Roof	1362973	Roof, Modified Bituminous, Replace	20	12	8	6000	SF	\$11.02 \$66,120								\$66,120													\$66,120	
C1023	Throughout	1375878	Door Hardware System, School (per Door), Replace	30	12	18	12	EA	\$440.80 \$5,290																		\$5,290		\$5,290		
C3012	Classrooms	1362983	Interior Wall Finish, any surface, Prep & Paint	10	5	5	6368	SF	\$1.65 \$10,526					\$10,526									\$10,526							\$21,053	
C3024	Classrooms	1362982	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	4245	SF	\$5.51 \$23,390					\$23,390														\$23,390		\$46,780	
C3032	Classrooms	1362979	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	17	8	4245	SF	\$3.86 \$16,373								\$16,373													\$16,373	
D2014	Classrooms	1362976	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	4	EA	\$1,322.40 \$5,290																		\$5,290		\$5,290		
D2018	Building exterior	1362989	Drinking Fountain, Outside/Site Style, Replace	15	10	5	1	EA	\$3,967.20 \$3,967					\$3,967														\$3,967		\$7,934	
D2029	Throughout building	1362991	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	35	5	4245	SF	\$12.12 \$51,458					\$51,458																\$51,458	
D3041	Throughout building	1362972	HVAC System Ductwork, Medium Density, Replace	30	15	15	4245	SF	\$4.41 \$18,712														\$18,712							\$18,712	
D3052	Roof	1362986	Packaged Unit (RTU), 5 TON, Replace	20	14	6	1	EA	\$12,122.00 \$12,122						\$12,122															\$12,122	
D3052	Roof	1362980	Packaged Unit (RTU), 5 TON, Replace	20	14	6	1	EA	\$12,122.00 \$12,122						\$12,122															\$12,122	
D3052	Roof	1361842	Packaged Unit (RTU), 5 Ton, Replace	20	14	6	1	EA	\$12,122.00 \$12,122						\$12,122															\$12,122	
D3052	Roof	1361841	Packaged Unit (RTU), 5 Ton, Replace	20	14	6	1	EA	\$12,122.00 \$12,122						\$12,122															\$12,122	
D3052	Roof	1362981	Packaged Unit (RTU), 5 TON, Replace	20	14	6	1	EA	\$12,122.00 \$12,122						\$12,122															\$12,122	
D4019	Throughout building	1375745	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	4245	SF	\$5.51 \$23,390				\$23,390																	\$23,390	
D4031	Classrooms	1362988	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	4	EA	\$165.30 \$661				\$661										\$661							\$1,322	
D5012	Building exterior	1362990	Main Distribution Panel, 100 AMP, Replace	30	25	5	1	EA	\$3,306.00 \$3,306					\$3,306																\$3,306	
D5019	Throughout building	1362985	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	4245	SF	\$2.76 \$11,695					\$11,695																\$11,695	
D5022	Building exterior	1362978	Light Fixture, 250 WATT, Replace	20	2	18	5	EA	\$242.44 \$1,212																		\$1,212		\$1,212		
D5029	Throughout building	1362969	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	10	10	4245	SF	\$14.33 \$60,814														\$60,814							\$60,814	
D5037	Throughout building	1362971	Fire Alarm System, Standard Addressable, Upgrade	20	14	6	4245	SF	\$4.41 \$18,712					\$18,712																\$18,712	
E2012	Classrooms	1362987	Kitchen Cabinetry, Stock Hardwood, Replace	20	12	8	80	LF	\$330.60 \$26,448								\$26,448													\$26,448	
<b>Totals, Unescalated</b>										<b>\$2,424</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,730</b>	<b>\$104,342</b>	<b>\$79,322</b>	<b>\$0</b>	<b>\$108,941</b>	<b>\$0</b>	<b>\$60,814</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,340</b>	<b>\$64,811</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,726</b>	<b>\$0</b>	<b>\$27,357</b>	<b>\$521,807</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										<b>\$2,424</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,591</b>	<b>\$120,961</b>	<b>\$94,715</b>	<b>\$0</b>	<b>\$138,003</b>	<b>\$0</b>	<b>\$81,729</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,203</b>	<b>\$100,973</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,582</b>	<b>\$0</b>	<b>\$49,410</b>	<b>\$688,591</b>

\* Markup/LocationFactor (1.102) has been included in unit costs.

Troth Street Elementary School / Building H (Classroom 18)

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2021	Building Exterior	1362703	Window, Aluminum Single-Glazed 12 SF, 1-2 Stories, Replace	30	18	12	24	EA	\$716.30	\$17,191												\$17,191									\$17,191	
B2032	Building Exterior	1362693	Exterior Door, Steel, Replace	40	20	20	4	EA	\$661.20	\$2,645																				\$2,645	\$2,645	
B3011	Roof	1362687	Gutter and Downspout, any type per man-day, Repair	0	0	0	2	EA	\$1,212.20	\$2,424	\$2,424																				\$2,424	
B3011	Roof	1362697	Roof, Modified Bituminous, Replace	20	14	6	5500	SF	\$11.02	\$60,610						\$60,610																\$60,610
C1023	Throughout building	1375967	Door Hardware System, School (per Door), Replace	30	10	20	4	EA	\$440.80	\$1,763																			\$1,763	\$1,763		
C3012	Throughout building	1362701	Interior Wall Finish, any surface, Prep & Paint	10	4	6	6075	SF	\$1.65	\$10,042						\$10,042										\$10,042						\$20,084
C3024	Throughout building	1362698	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	3038	SF	\$5.51	\$16,739					\$16,739															\$16,739	\$33,479	
C3025	Room 21	1362702	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	1012	SF	\$8.27	\$8,364							\$8,364										\$8,364				\$16,728	
C3032	Throughout building	1362691	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	4050	SF	\$3.86	\$15,621								\$15,621														\$15,621
D3041	Throughout building	1362689	HVAC System Ductwork, Low Density, Replace	30	14	16	4050	SF	\$2.20	\$8,926																	\$8,926				\$8,926	
D3052	Roof	1362688	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,918.00	\$9,918						\$9,918																\$9,918
D3052	Roof	1362690	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,918.00	\$9,918						\$9,918																\$9,918
D3052	Roof	1362686	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,918.00	\$9,918						\$9,918																\$9,918
D3052	Roof	1362704	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,918.00	\$9,918						\$9,918																\$9,918
D4019	Throughout building	1375748	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	4050	SF	\$5.51	\$22,316				\$22,316																		\$22,316
D4031	Classrooms	1362696	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	\$165.30	\$661						\$661											\$661					\$1,322
D5019	Throughout building	1362700	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	4050	SF	\$2.76	\$11,158				\$11,158																		\$11,158
D5022	Building exterior	1362694	Light Fixture, 250 WATT, Replace	20	2	18	4	EA	\$242.44	\$970																		\$970				\$970
D5029	Throughout building	1362685	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	8	12	4050	SF	\$14.33	\$58,020												\$58,020										\$58,020
D5037	Throughout building	1362692	Fire Alarm System, Standard Addressable, Upgrade	20	14	6	4050	SF	\$4.41	\$17,852						\$17,852																\$17,852
E2012	Throughout building	1362699	Kitchen Cabinetry, Stock Hardwood, Replace	20	8	12	48	LF	\$330.60	\$15,869												\$15,869										\$15,869
P000X	Classroom 21	1375965	Engineer, Environmental, Mold Remediation, Evaluate/Report	0	0	0	1	EA	\$3,857.00	\$3,857	\$3,857																					\$3,857
P000X	Classroom 21	1375966	Mold/Biological Growth, Remediation, Prepare and Clean	0	0	0	1012	SF	\$33.06	\$33,457	\$33,457																					\$33,457
<b>Totals, Unescalated</b>											\$42,383	\$0	\$0	\$0	\$36,201	\$27,897	\$128,838	\$8,364	\$15,621	\$0	\$0	\$0	\$91,080	\$0	\$13,885	\$0	\$19,629	\$8,364	\$970	\$0	\$21,147	\$414,380
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$42,383	\$0	\$0	\$0	\$40,744	\$32,340	\$153,839	\$10,287	\$19,788	\$0	\$0	\$0	\$129,859	\$0	\$21,003	\$0	\$31,499	\$13,825	\$1,651	\$0	\$38,195	\$535,412

\* Markup/LocationFactor (1.102) has been included in unit costs.

Troth Street Elementary School / Portables P23-P25

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1362720	Exterior Wall, Wood Clapboard Siding, Replace	30	28	2	1500	SF	\$33.06	\$49,590		\$49,590																				\$49,590
B2011	Building Exterior	1362714	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	5400	SF	\$3.31	\$17,852			\$17,852									\$17,852										\$35,705
B2021	Building Exterior	1362722	Window, 12 SF, Replace	30	18	12	6	EA	\$716.30	\$4,298												\$4,298										\$4,298
B2032	Building Exterior	1362716	Exterior Door, Wood Solid-Core, Replace	25	20	5	3	EA	\$771.40	\$2,314					\$2,314																	\$2,314
B3011	Roof	1362707	Roof, Modified Bituminous, Replace	20	12	8	3750	SF	\$11.02	\$41,325							\$41,325															\$41,325
C1023	Throughout building	1376441	Door Hardware System, School (per Door), Replace	30	25	5	3	EA	\$440.80	\$1,322					\$1,322																	\$1,322
C3012	Classrooms	1362719	Interior Wall Finish, any surface, Prep & Paint	10	6	4	4282	SF	\$1.65	\$7,078				\$7,078									\$7,078									\$14,156
C3025	Classrooms	1362717	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	2855	SF	\$8.27	\$23,597						\$23,597										\$23,597						\$47,193
C3032	Classrooms	1362718	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	2855	SF	\$3.86	\$11,012												\$11,012										\$11,012
D3052	Classroom 23	1362713	Heat Pump, 3.5 TON, Replace	20	16	4	1	EA	\$6,061.00	\$6,061				\$6,061																		\$6,061
D3052	Classroom 25	1362712	Heat Pump, 3 TON, Replace	20	12	8	1	EA	\$4,848.80	\$4,849							\$4,849															\$4,849
D3052	Classroom 24	1362721	Heat Pump, 3.5 TON, Replace	20	7	13	1	EA	\$6,061.00	\$6,061												\$6,061										\$6,061
D4019	Throughout building	1375749	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	2855	SF	\$5.51	\$15,731				\$15,731																		\$15,731
D4031	Classrooms	1362715	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$165.30	\$496						\$496										\$496						\$992
D5019	Throughout building	1362709	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	2855	SF	\$2.76	\$7,866																	\$7,866					\$7,866
D5022	Building exterior	1362710	Light Fixture, 250 WATT, Replace	20	8	12	3	EA	\$242.44	\$727												\$727										\$727
D5029	Throughout building	1362706	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	5	15	2855	SF	\$14.33	\$40,901														\$40,901								\$40,901
D5037	Classrooms	1362708	Fire Alarm System, Standard Addressable, Upgrade	20	14	6	2855	SF	\$4.41	\$12,585					\$12,585																	\$12,585
E2012	Classrooms	1362711	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	90	LF	\$330.60	\$29,754											\$29,754											\$29,754
<b>Totals, Unescalated</b>											\$0	\$0	\$49,590	\$17,852	\$28,870	\$3,637	\$36,677	\$0	\$46,174	\$0	\$29,754	\$0	\$16,037	\$23,913	\$7,078	\$40,901	\$24,092	\$0	\$7,866	\$0	\$0	\$332,441
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$52,610	\$19,508	\$32,494	\$4,216	\$43,795	\$0	\$58,492	\$0	\$39,987	\$0	\$22,865	\$35,118	\$10,706	\$63,722	\$38,661	\$0	\$13,391	\$0	\$0	\$435,563

\* Markup/LocationFactor (1.102) has been included in unit costs.

## Troth Street Elementary School / Portables P27-P42

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Building Exterior	1363000	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	25560	SF	\$3.31	\$84,501				\$84,501										\$84,501								\$169,003		
B2021	Building Exterior	1362995	Window, 24 SF, Replace	30	18	12	32	EA	\$1,046.90	\$33,501												\$33,501										\$33,501		
B2032	Building Exterior	1363006	Exterior Door, Steel, Replace	40	28	12	16	EA	\$661.20	\$10,579												\$10,579										\$10,579		
B3011	Roof	1376444	Roof, Modified Bituminous, Replace	20	12	8	2400	SF	\$11.02	\$26,448								\$26,448														\$26,448		
B3011	Roof - P27	1376446	Roof, Modified Bituminous, Replace	20	2	18	1200	SF	\$11.02	\$13,224																		\$13,224				\$13,224		
C1023	Throughout building	1376443	Door Hardware System, School (per Door), Replace	30	18	12	16	EA	\$440.80	\$7,053												\$7,053										\$7,053		
C3012	Classrooms	1363001	Interior Wall Finish, any surface, Prep & Paint	10	6	4	23155	SF	\$1.65	\$38,275					\$38,275										\$38,275								\$38,275	
C3025	Classrooms	1362999	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	12937	SF	\$8.27	\$106,924					\$106,924										\$106,924								\$106,924	
C3025	Classrooms	1363007	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	2500	SF	\$8.27	\$20,663								\$20,663										\$20,663					\$20,663	
C3032	Classrooms	1363003	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	15437	SF	\$3.86	\$59,541												\$59,541											\$59,541	
D3052	P32 - Building Exterior	1375135	Heat Pump, Wall-Mounted, 4 Ton, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																		\$6,061	
D3052	P28 - Building Exterior	1375125	Heat Pump, Wall-Mounted, 4 Ton, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																		\$6,061	
D3052	P40 - Building Exterior	1375107	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																		\$6,061	
D3052	P37 - Building Exterior	1375136	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																		\$6,061	
D3052	P41 - Building Exterior	1375111	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																		\$6,061	
D3052	P36 - Building Exterior	1362998	Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																		\$6,061	
D3052	P33 - Library - Building Exterior	1362994	Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																			\$6,061
D3052	P31 - Building Exterior	1375134	Heat Pump, Wall-Mounted, 4 Ton, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																			\$6,061
D3052	P39 - Building Exterior	1375104	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																			\$6,061
D3052	P35 - Building Exterior	1363005	Heat Pump, 3.5 TON, Replace	20	17	3	1	EA	\$6,061.00	\$6,061					\$6,061																			\$6,061
D3052	P30 - Building Exterior	1375132	Heat Pump, Wall-Mounted, 4 Ton, Replace	20	11	9	1	EA	\$6,061.00	\$6,061										\$6,061														\$6,061
D3052	P27 - Building Exterior	1375121	Heat Pump, Wall-Mounted, 4 Ton, Replace	20	7	13	1	EA	\$6,061.00	\$6,061														\$6,061										\$6,061
D3052	P42 - Building Exterior	1375113	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	6	14	1	EA	\$6,061.00	\$6,061															\$6,061									\$6,061
D3052	P38 - Building Exterior	1375131	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	3	17	1	EA	\$6,061.00	\$6,061																			\$6,061					\$6,061
D3052	P29 - Building Exterior	1375128	Heat Pump, Wall-Mounted, 4 Ton, Replace	20	3	17	1	EA	\$6,061.00	\$6,061																			\$6,061					\$6,061
D4019	Throughout building	1375750	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	15437	SF	\$5.51	\$85,058					\$85,058																			\$85,058
D4031	Classrooms	1363009	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	16	EA	\$165.30	\$2,645					\$2,645										\$2,645									\$2,645
D5019	Throughout building	1362993	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	15437	SF	\$2.76	\$42,529																			\$42,529					\$42,529
D5022	Building exterior	1363004	Light Fixture, 250 WATT, Replace	20	10	10	16	EA	\$242.44	\$3,879											\$3,879													\$3,879
D5029	Throughout building	1363002	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	8	12	15437	SF	\$14.33	\$221,150												\$221,150												\$221,150
D5037	Throughout building	1363008	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	15437	SF	\$4.41	\$68,046					\$68,046																			\$68,046
D5092	Library	1362997	Exit Sign Light Fixture, LED, Replace	10	6	4	2	EA	\$242.44	\$485					\$485											\$485								\$485
E2012	Classrooms	1362996	Kitchen Cabinetry, Stock Hardwood, Replace	20	8	12	425	LF	\$330.60	\$140,505												\$140,505												\$140,505
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$145,111	\$301,433	\$0	\$0	\$0	\$47,111	\$6,061	\$3,879	\$0	\$472,329	\$90,562	\$154,390	\$0	\$0	\$12,122	\$76,415	\$0	\$0	\$1,309,414		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$158,567	\$339,266	\$0	\$0	\$0	\$59,678	\$7,908	\$5,213	\$0	\$673,428	\$132,994	\$233,529	\$0	\$0	\$20,036	\$130,092	\$0	\$0	\$1,760,711		

\* Markup/LocationFactor (1.102) has been included in unit costs.

## Troth Street Elementary School / Restroom Portable

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Building Exterior	1363024	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1400	SF	\$3.31	\$4,628					\$4,628										\$4,628								\$4,628	
B2032	Building Exterior	1363017	Exterior Door, Steel, Replace	40	25	15	4	EA	\$661.20	\$2,645															\$2,645									\$2,645
B3011	Roof	1376448	Roof, Modified Bituminous, Replace	20	10	10	575	SF	\$11.02	\$6,337											\$6,337												\$6,337	
C1023	Throughout building	1376447	Door Hardware System, School (per Door), Replace	30	15	15	4	EA	\$440.80	\$1,763															\$1,763									\$1,763
C1031	Restrooms	1363019	Toilet Partitions, Metal, Replace	20	5	15	7	EA	\$936.70	\$6,557															\$6,557									\$6,557
C3012	Restrooms	1363012	Interior Wall Finish, any surface, Prep & Paint	10	3	7	603	SF	\$1.65	\$997								\$997											\$997					\$997
C3024	Restrooms	1363021	Interior Floor Finish, Vinyl Sheeting, Replace	15	3	12	402	SF	\$7.71	\$3,101												\$3,101												\$3,101
C3032	Restrooms	1363014	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	402	SF	\$3.86	\$1,551															\$1,551									\$1,551
D2011	Restrooms	1363016	Toilet, Commercial Water Closet, Replace	30	12	18	8	EA	\$1,432.60	\$11,461																			\$11,461					\$11,461
D2012	Restrooms	1363015	Urinal, Standard, Replace	30	12	18	2	EA	\$1,212.20	\$2,424																			\$2,424					\$2,424
D2014	Restrooms	1363025	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	6	EA	\$1,653.00	\$9,918																			\$9,918					\$9,918



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate							
D2018	Building exterior	1363022	Drinking Fountain, Outside/Site Style, Replace	15	3	12	1	EA	\$3,967.20	\$3,967												\$3,967									\$3,967							
D4019	Throughout building	1375751	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	402	SF	\$5.51	\$2,215				\$2,215																	\$2,215							
D5022	Building exterior	1363013	Light Fixture, 250 WATT, Replace	20	8	12	4	EA	\$242.44	\$970												\$970									\$970							
D5029	Throughout building	1363018	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	8	12	402	SF	\$8.82	\$3,544												\$3,544									\$3,544							
D5037	Throughout building	1363020	Fire Alarm System, Standard Addressable, Upgrade	20	8	12	402	SF	\$4.41	\$1,772												\$1,772									\$1,772							
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$2,215	\$4,628	\$0	\$997	\$0	\$0	\$6,337	\$0	\$13,354	\$0	\$0	\$17,144	\$0	\$997	\$23,803	\$0	\$0				\$69,474			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$2,493	\$5,366	\$0	\$1,226	\$0	\$0	\$8,516	\$0	\$19,040	\$0	\$0	\$26,710	\$0	\$1,647	\$40,523	\$0	\$0							\$105,520

\* Markup/LocationFactor (1.102) has been included in unit costs.

Troth Street Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B3011	Canopy	1362772	Roof, any type per man-day, Repair	0	0	0	2	EA	\$1,212.20	\$2,424	\$2,424																				\$2,424	
B3011	Roof - Covered Walkways	1362773	Roof, Modified Bituminous, Replace	20	15	5	3180	SF	\$11.02	\$35,044					\$35,044																\$35,044	
D2018	Site	1361875	Drinking Fountain, Outside/Site Style, Replace	15	7	8	1	EA	\$3,967.20	\$3,967									\$3,967												\$3,967	
D2021	Site	1361862	Backflow Preventer, Domestic, 4", Replace	30	22	8	1	EA	\$7,273.20	\$7,273									\$7,273												\$7,273	
D2021	Site	1361864	Backflow Preventer, Irrigation, 2", Replace	30	22	8	1	EA	\$3,526.40	\$3,526									\$3,526												\$3,526	
D2023	Site	1361867	Irrigation Circulation/Booster Pump, 2 HP, Replace	15	10	5	1	EA	\$5,620.20	\$5,620					\$5,620															\$5,620	\$11,240	
D5012	Site	1361879	Secondary Transformer, Dry, 75 kVA, Replace	30	25	5	1	EA	\$11,020.00	\$11,020					\$11,020																\$11,020	
D5012	Site	1361869	Main Distribution Panel, 120/208 V, 400 Amp, Replace	30	25	5	1	EA	\$6,612.00	\$6,612					\$6,612																\$6,612	
D5012	Site	1361886	Secondary Transformer, Dry, 150 kVA, Replace	30	23	7	1	EA	\$22,040.00	\$22,040							\$22,040														\$22,040	
D5012	Site	1361880	Main Distribution Panel, 120/240 V, 400 Amp, Replace	30	20	10	1	EA	\$6,061.00	\$6,061										\$6,061											\$6,061	
D5038	Site	1376449	Security/Surveillance System, Cameras and CCTV, Install	15	13	2	24000	SF	\$5.51	\$132,240		\$132,240															\$132,240				\$264,480	
G2022	Site	1361877	Sports Court, Asphalt Pavement, Cut & Patch	0	0	0	2500	SF	\$6.06	\$15,153	\$15,153																				\$15,153	
G2022	Site	1361876	Parking Lots & Drive Aisles, Asphalt Pavement, Seal & Stripe	5	3	2	60000	SF	\$0.50	\$29,754		\$29,754					\$29,754				\$29,754					\$29,754					\$119,016	
G2022	Site	1361889	Parking Lots & Drive Aisles, Asphalt Pavement, Mill & Overlay	25	13	12	60000	SF	\$3.86	\$231,420											\$231,420										\$231,420	
G2031	Site	1361871	Pedestrian Pavement, Sidewalk, Asphalt, Seal	5	4	1	5250	SF	\$0.50	\$2,603	\$2,603				\$2,603					\$2,603					\$2,603					\$2,603	\$10,414	
G2031	Site	1361874	Pedestrian Pavement, Sidewalk, Asphalt, Overlay	25	13	12	5250	SF	\$1.65	\$8,655											\$8,655										\$8,655	
G2041	Site	1361887	Fences & Gates, Chain Link, Replace	40	22	18	2400	LF	\$23.14	\$55,541																		\$55,541		\$55,541		
G2044	Site	1361888	Signage, Property, Replace	20	12	8	1	EA	\$10,469.00	\$10,469								\$10,469													\$10,469	
G2047	Site	1361861	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	4	1	45000	SF	\$0.49	\$22,266	\$22,266				\$22,266						\$22,266					\$22,266					\$89,064	
G2047	Site	1361868	Sports Apparatus, Basketball Backstop, Replace	25	20	5	10	EA	\$10,469.00	\$104,690					\$104,690																\$104,690	
G2047	Site	1361860	Play Structure, Swing Set, Replace	20	10	10	2	EA	\$2,755.00	\$5,510										\$5,510											\$5,510	
G2047	Site	1361884	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	13	12	45000	SF	\$3.86	\$173,565											\$173,565										\$173,565	
G2047	Site	1361878	Play Structure, Medium, Replace	20	2	18	2	EA	\$22,040.00	\$44,080																		\$44,080		\$44,080		
G2047	Site	1361870	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	2	18	2600	SF	\$23.14	\$60,169																		\$60,169		\$60,169		
G2047	Site - Kindergarten Area	1361883	Play Structure, Medium, Replace	20	2	18	1	EA	\$22,040.00	\$22,040																		\$22,040		\$22,040		
G2047	Site - Kindergarten Area	1361881	Play Structure, Swing Set, Replace	20	2	18	1	EA	\$2,755.00	\$2,755																		\$2,755		\$2,755		
G2052	Site	1375694	Site, Stormwater Drainage Issues, Repair/Remediate	0	0	0	70000	SF	\$3.86	\$269,990	\$269,990																				\$269,990	
G2057	Site	1361882	Irrigation System, , Replace	25	10	15	140000	SF	\$3.86	\$539,980															\$539,980						\$539,980	
G4021	Site	1361866	Site Pole Light, 1,000 W (LED Lamp Replacement), Replace	20	2	18	8	EA	\$4,628.40	\$37,027																		\$37,027		\$37,027		
P000X	Site	1361865	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	0	0	0	1	EA	\$7,714.00	\$7,714	\$7,714																				\$7,714	
Z105X	Throughout Site & Buildings	1376451	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$9,091.50	\$9,092	\$9,092																				\$9,092	
<b>Totals, Unescalated</b>											\$304,372	\$24,869	\$161,994	\$0	\$0	\$162,986	\$24,869	\$51,794	\$25,236	\$0	\$11,571	\$24,869	\$443,394	\$0	\$0	\$539,980	\$24,869	\$161,994	\$221,612	\$0	\$5,620	\$2,190,031
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$304,372	\$25,615	\$171,859	\$0	\$0	\$188,945	\$29,695	\$63,700	\$31,968	\$0	\$15,550	\$34,425	\$632,174	\$0	\$0	\$841,271	\$39,908	\$267,751	\$377,280	\$0	\$10,151	\$3,034,667

\* Markup/LocationFactor (1.102) has been included in unit costs.

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## **Appendix F: Equipment Inventory List**

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D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1361862	D2021	<b>Backflow Preventer</b>	4 INCH	Troth Street Elementary School / Site	Site	Febco	Illegible	Illegible			
2	1361864	D2021	<b>Backflow Preventer</b>	2 INCH	Troth Street Elementary School / Site	Site	Wilkins Zurn	975XL	2752915			
3	1361867	D2023	<b>Irrigation Circulation/Booster Pump</b>	2 HP	Troth Street Elementary School / Site	Site	Goulds pumps	NPE 1X1 1/4-6	1ST1G1A4			
4	1362900	D2023	<b>Water Heater</b>	30 GAL	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Utility closet	Bradford White	URG130T6N	MK36783930	2015		
5	1362876	D2023	<b>Water Heater</b>	37 GAL	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	MPR Restroom	Bradford White	RE240LN6-1NCWW	TB42958320	2019		
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1361838	D3042	<b>Exhaust Fan</b>		Troth Street Elementary School / Building F (Classrooms 5-8)	Roof						
2	1362857	D3042	<b>Exhaust Fan</b>	2000 CFM	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Roof	Dayton Electric	2RB63	13880943	2010		4
3	1362893	D3042	<b>Exhaust Fan</b>	2001 - 5000 CFM	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Roof	Dayton Electric	3C739	No tag/plate found			
4	1362712	D3052	<b>Heat Pump</b>	3 TON	Troth Street Elementary School / Portables P23-P25	Classroom 25	Eubank	H436B05A1FDS-NB	D23550			
5	1362713	D3052	<b>Heat Pump</b>	3.5 TON	Troth Street Elementary School / Portables P23-P25	Classroom 23	ZoneAire	No tag/plate found	No tag/plate found			
6	1362738	D3052	<b>Heat Pump</b>	3.5 TON	Troth Street Elementary School / Portable P26	Building exterior	Bard	W42H2-A04UP4XXX	332F143126928-02	2014		
7	1362721	D3052	<b>Heat Pump</b>	3.5 TON	Troth Street Elementary School / Portables P23-P25	Classroom 24	Bard	W42H1-A04UP4XXX	332K122945676-02	2012		
8	1375121	D3052	<b>Heat Pump [RM 27]</b>	4 TON	Troth Street Elementary School / Portables P27-P42	P27 - Building Exterior	Bard	W48H1-A04VP4XXX	343K112831348-02	2011		
9	1375125	D3052	<b>Heat Pump [RM 28]</b>	Inaccessible	Troth Street Elementary School / Portables P27-P42	P28 - Building Exterior	Bard	Inaccessible	Inaccessible			
10	1375128	D3052	<b>Heat Pump [RM 29]</b>	4 TON	Troth Street Elementary School / Portables P27-P42	P29 - Building Exterior	MarvAir	AVP48HPA10NB-1000	DJ8713	1998		
11	1375132	D3052	<b>Heat Pump [RM 30]</b>	4 TON	Troth Street Elementary School / Portables P27-P42	P30 - Building Exterior	Bard	WH483-A04VP4XXX	236F072347739-02	2007		
12	1375134	D3052	<b>Heat Pump [RM 31]</b>	4 TON	Troth Street Elementary School / Portables P27-P42	P31 - Building Exterior	MarvAir	AVP48HPA10NB-1000	DJ7369	1998		
13	1375135	D3052	<b>Heat Pump [RM 32]</b>	4 TON	Troth Street Elementary School / Portables P27-P42	P32 - Building Exterior	MarvAir	AVP48HPA10NB-1000	DJ8692	1998		
14	1362994	D3052	<b>Heat Pump [RM 33]</b>	3.5 TON	Troth Street Elementary School / Portables P27-P42	P33 - Library - Building Exterior	Bard	WH431-A10UX4XXX	Illegible			
15	1363005	D3052	<b>Heat Pump [RM 35]</b>	3.5 TON	Troth Street Elementary School / Portables P27-P42	P35 - Building Exterior	Bard	WH431-A10UX4XXX	126J991366361-03	1999		
16	1362998	D3052	<b>Heat Pump [RM 36]</b>	3.5 TON	Troth Street Elementary School / Portables P27-P42	P36 - Building Exterior	Bard	WH431-A10UX4XXX	136J9913D6VAN-03	1999		
17	1375136	D3052	<b>Heat Pump [RM 37]</b>	3.5 TON	Troth Street Elementary School / Portables P27-P42	P37 - Building Exterior	Bard	WH421-A10VX4XXX	126J991366266-02	1999		
18	1375131	D3052	<b>Heat Pump [RM 38]</b>	3.5 TON	Troth Street Elementary School / Portables P27-P42	P38 - Building Exterior	Bard	WH421-A10VX4XXX	126J991366264-02	1999		
19	1375104	D3052	<b>Heat Pump [RM 39]</b>	3.5 TON	Troth Street Elementary School / Portables P27-P42	P39 - Building Exterior	Bard	WH421-A10VX4XXX	Inaccessible	2001		
20	1375107	D3052	<b>Heat Pump [RM 40]</b>	3.5 TON	Troth Street Elementary School / Portables P27-P42	P40 - Building Exterior	Bard	WH421-A10VX4XXX	126F011635299-02	2001		
21	1375111	D3052	<b>Heat Pump [RM 41]</b>	3.5 TON	Troth Street Elementary School / Portables P27-P42	P41 - Building Exterior	Eubank	HW42C600B1F01A	99D-P10076	1999		
22	1375113	D3052	<b>Heat Pump [RM 42]</b>	3.5 TON	Troth Street Elementary School / Portables P27-P42	P42 - Building Exterior	Bard	W42H1-A04VP4XXX	332A122869095-02	2012		
23	1361842	D3052	<b>Packaged Unit (RTU) [AC-05]</b>	5 TON	Troth Street Elementary School / Building G (Classrooms 1-4)	Roof	Trane	YCZ060F4M0AB	5283NAT2H	2005		
24	1361841	D3052	<b>Packaged Unit (RTU) [AC-06]</b>	5 TON	Troth Street Elementary School / Building G (Classrooms 1-4)	Roof	Trane	YCZ060F4M0AB	5184LHD2M	2005		
25	1362980	D3052	<b>Packaged Unit (RTU) [AC-3]</b>	5 TON	Troth Street Elementary School / Building G (Classrooms 1-4)	Roof	Trane	YCZ060F4M0AB	5282K2N2H	2005		
26	1362986	D3052	<b>Packaged Unit (RTU) [AC-4]</b>	5 TON	Troth Street Elementary School / Building G (Classrooms 1-4)	Roof	Trane	YCZ060F4M0AB	518543C2H	2005		
27	1362892	D3052	<b>Packaged Unit (RTU) [AC-6]</b>	2.5 TON	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Roof	Trane	4YCY4030A1075AB	112012482L	2011		
28	1362756	D3052	<b>Packaged Unit (RTU) [AC-7]</b>	5 TON	Troth Street Elementary School / Building H (Classroom 18)	Roof	Trane	YCZ060F4MOAB	63010778H	2006		
29	1362804	D3052	<b>Packaged Unit (RTU) [C-16]</b>	4 TON	Troth Street Elementary School / Building C (Classrooms 14-17)	Roof	Trane	4YCC6048A4096CA	11293JHS9H	2011		
30	1362777	D3052	<b>Packaged Unit (RTU) [C-17]</b>	4 TON	Troth Street Elementary School / Building C (Classrooms 14-17)	Roof	Trane	4YCC6048A4096CA	11331HSJ9H	2011		
31	1362914	D3052	<b>Packaged Unit (RTU) [D-11]</b>	4 TON	Troth Street Elementary School / Building D (Classrooms 9-12)	Roof	Trane	4YCC6048A4096CA	11313HS69H	2011		
32	1362929	D3052	<b>Packaged Unit (RTU) [D-12]</b>	4 TON	Troth Street Elementary School / Building D (Classrooms 9-12)	Roof	Trane	4YCC6048A4096CA	11314HW99H	2011		
33	1362948	D3052	<b>Packaged Unit (RTU) [F-5]</b>	4 TON	Troth Street Elementary School / Building F (Classrooms 5-8)	Roof	Trane	4YCC6048A4096CA	11293JHU9H	2011		
34	1362688	D3052	<b>Packaged Unit (RTU) [HP-1]</b>	4 TON	Troth Street Elementary School / Portables P19-P22	Roof	Trane	WCP048F100AA	52513462H	2005		
35	1362686	D3052	<b>Packaged Unit (RTU) [HP-2]</b>	4 TON	Troth Street Elementary School / Portables P19-P22	Roof	Trane	WCP048F100AA	5252MR52H	2005		
36	1362690	D3052	<b>Packaged Unit (RTU) [HP-3]</b>	4 TON	Troth Street Elementary School / Portables P19-P22	Roof	Trane	WCP048F100AA	5224LAP2H	2005		
37	1362704	D3052	<b>Packaged Unit (RTU) [HP-4]</b>	4 TON	Troth Street Elementary School / Portables P19-P22	Roof	Trane	WCP048F100AA	5224MUG2H	2005		
38	1362875	D3052	<b>Packaged Unit (RTU)</b>	2 TON	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Roof	Trane	4TCC3024A1000AA	10273G5J9H	2010		
39	1362880	D3052	<b>Packaged Unit (RTU)</b>	3 TON	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Roof	Trane	4YCC3036A1064AB	11132TBB9H	2011		
40	1362779	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Troth Street Elementary School / Building C (Classrooms 14-17)	Roof	Trane	YCCO48F4HOBH	3091JDD2H	2003		
41	1362799	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Troth Street Elementary School / Building C (Classrooms 14-17)	Roof	Trane	YCCO48F4HOBJ	345325S2H	2003		
42	1362865	D3052	<b>Packaged Unit (RTU)</b>	5 TON	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Roof	American Standard Inc.	YSC060A4EMA000	736100253L	2007		
43	1362889	D3052	<b>Packaged Unit (RTU)</b>	5 TON	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Roof	Trane	YSC060A4EMA000	807100960L	2007		
44	1362873	D3052	<b>Packaged Unit (RTU)</b>	5 TON	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Roof	York	D2NA060N06546D	NFMM066368	2003		
45	1362877	D3052	<b>Packaged Unit (RTU) [Office]</b>	3.5 TON	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Roof	Trane	4YCC3042A1096AA	10283WFB9H	2010		
46	1362833	D3052	<b>Packaged Unit (RTU) [Office A]</b>	3 TON	Troth Street Elementary School / Building A (Borrego Clinic)	Roof	Trane	2YCC3036A1096AA	60433JA9H	2006		
47	1362917	D3052	<b>Packaged Unit (RTU) [Room #10]</b>	4 TON	Troth Street Elementary School / Building D (Classrooms 9-12)	Roof	Trane	YCCO48F4H0BJ	5021M9U2H	2005		

48	1361836	D3052	<b>Packaged Unit (RTU)</b> [Room #13]	7.5 TON	Troth Street Elementary School / Building B (Classroom 13)	Roof	Trane	YSC090A4ELA0000	0726101080L	
49	1362981	D3052	<b>Packaged Unit (RTU)</b> [Room #3]	5 TON	Troth Street Elementary School / Building G (Classrooms 1-4)	Roof	Trane	YCZ060F4M0AB	5283NAT2H	2005
50	1362966	D3052	<b>Packaged Unit (RTU)</b> [Room #6]	4 TON	Troth Street Elementary School / Building F (Classrooms 5-8)	Roof	Trane	4YCC3048A4096AA	6251N8T9H	2006
51	1362945	D3052	<b>Packaged Unit (RTU)</b> [Room #7]	5 TON	Troth Street Elementary School / Building F (Classrooms 5-8)	Roof	Trane	YCP060F4M0AC	52052AH2H	2003
52	1362937	D3052	<b>Packaged Unit (RTU)</b> [Room #8]	5 TON	Troth Street Elementary School / Building F (Classrooms 5-8)	Roof	Trane	YCP060F4M0AC	62633FM2H	2005
53	1362903	D3052	<b>Packaged Unit (RTU)</b> [Room #9]	4 TON	Troth Street Elementary School / Building D (Classrooms 9-12)	Roof	Trane	YCC048F4H0BJ	34925PD2H	2003
54	1361849	D3094	<b>Air Curtain</b>		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	Mars	36NCH-O	0710PF36NCH-L(F3)	

#### D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1362921	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Building D (Classrooms 9-12)	Classrooms						4
2	1362887	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Throughout building						8
3	1363009	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Portables P27-P42	Classrooms						16
4	1362968	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Building F (Classrooms 5-8)	Classrooms						4
5	1362696	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Portables P19-P22	Classrooms						4
6	1362821	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Building B (Classroom 13)	Classrooms						
7	1362741	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Portable P26	Classrooms						
8	1362988	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Building G (Classrooms 1-4)	Classrooms						4
9	1362784	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Building C (Classrooms 14-17)	Classrooms						4
10	1362849	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Building A (Borrego Clinic)	Throughout building						2
11	1362715	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Portables P23-P25	Classrooms						3
12	1362755	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Building H (Classroom 18)	Classrooms						
13	1362888	D4031	<b>Fire Extinguisher</b>		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Cafeteria						

#### D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1362751	D5012	<b>Building/Main Switchboard</b>	400 AMP	Troth Street Elementary School / Building H (Classroom 18)	Building exterior	Square D	SSB-121-NPP	No tag/plate found	2003		
2	1362851	D5012	<b>Building/Main Switchboard</b>	400 AMP	Troth Street Elementary School / Building A (Borrego Clinic)	Utility closet	Square D	C-444S	No tag/plate found			
3	1362813	D5012	<b>Building/Main Switchboard</b>	800 AMP	Troth Street Elementary School / Building B (Classroom 13)	Building exterior	Challenger	No tag/plate found	88-01-072-1	1988		
4	1362990	D5012	<b>Main Distribution Panel</b>	100 AMP	Troth Street Elementary School / Building G (Classrooms 1-4)	Building exterior	Challenger	PRL 2 42CTS	6435E10944	1994		
5	1362776	D5012	<b>Main Distribution Panel</b>	100 AMP	Troth Street Elementary School / Building C (Classrooms 14-17)	Building exterior	Challenger	No tag/plate found	88-01-072-3	2001		
6	1361869	D5012	<b>Main Distribution Panel</b>		Troth Street Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible			
7	1361880	D5012	<b>Main Distribution Panel</b>		Troth Street Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible			
8	1362913	D5012	<b>Main Distribution Panel</b> [Panel PD]	100 AMP	Troth Street Elementary School / Building D (Classrooms 9-12)	Building exterior	Challenger	No tag/plate found	88-01-072-4	2001		
9	1362949	D5012	<b>Main Distribution Panel</b> [Panel PF]	100 AMP	Troth Street Elementary School / Building F (Classrooms 5-8)	Building exterior	Challenger	No tag/plate found	88-01-072-5	2001		
10	1362911	D5012	<b>Secondary Transformer</b>	25 kVA	Troth Street Elementary School / Building D (Classrooms 9-12)	Roof	Illegible	Illegible	158-317			
11	1362785	D5012	<b>Secondary Transformer</b>	25 kVA	Troth Street Elementary School / Building C (Classrooms 14-17)	Roof	Illegible	Illegible	Illegible			
12	1362810	D5012	<b>Secondary Transformer</b>	25 kVA	Troth Street Elementary School / Building B (Classroom 13)	Roof	Illegible	Illegible	Illegible			
13	1362962	D5012	<b>Secondary Transformer</b>	25 kVA	Troth Street Elementary School / Building F (Classrooms 5-8)	Roof	Square D	13151-12218-010	25S3H	2001		
14	1361879	D5012	<b>Secondary Transformer</b>		Troth Street Elementary School / Site	Site	Illegible	Illegible	Illegible			
15	1361886	D5012	<b>Secondary Transformer</b>	150 KVA	Troth Street Elementary School / Site	Site	Square D	150T3H	No tag/plate found	1996		
16	1363013	D5022	<b>Light Fixture</b>	250 WATT	Troth Street Elementary School / Restroom Portable	Building exterior						4
17	1362935	D5022	<b>Light Fixture</b>	250 WATT	Troth Street Elementary School / Building F (Classrooms 5-8)	Building exterior						2
18	1363004	D5022	<b>Light Fixture</b>	250 WATT	Troth Street Elementary School / Portables P27-P42	Building exterior						16
19	1362978	D5022	<b>Light Fixture</b>	250 WATT	Troth Street Elementary School / Building G (Classrooms 1-4)	Building exterior						5
20	1362809	D5022	<b>Light Fixture</b>	250 WATT	Troth Street Elementary School / Building B (Classroom 13)	Building exterior						2
21	1362694	D5022	<b>Light Fixture</b>	250 WATT	Troth Street Elementary School / Portables P19-P22	Building exterior						4
22	1362710	D5022	<b>Light Fixture</b>	250 WATT	Troth Street Elementary School / Portables P23-P25	Building exterior						3
23	1362760	D5022	<b>Light Fixture</b>	250 WATT	Troth Street Elementary School / Building H (Classroom 18)	Building exterior						
24	1362859	D5022	<b>Light Fixture</b>	250 WATT	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Building exterior						8
25	1362878	D5037	<b>Fire Alarm Control Panel</b> [FACP]		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	MPR	Honeywell	5895XL	No tag/plate found	2005		
26	1362885	D5092	<b>Emergency Light</b>		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	MPR						
27	1362852	D5092	<b>Emergency/Exit Combo LED</b>		Troth Street Elementary School / Building A (Borrego Clinic)	Throughout building						6
28	1362757	D5092	<b>Exit Sign Light Fixture</b>		Troth Street Elementary School / Building H (Classroom 18)	Classroom 18						3
29	1362862	D5092	<b>Exit Sign Light Fixture</b>		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	MPR						5
30	1362997	D5092	<b>Exit Sign Light Fixture</b>		Troth Street Elementary School / Portables P27-P42	Library						2

#### E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1362886	E1028	<b>Defibrillator (AED)</b>		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Nurse Office						
2	1361844	E1093	<b>Commercial Food Warmer</b> [2]		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	Carter-Hoffmann	TH-15	218953-27080-1038-34-G-26			

3	1361848	E1093	Commercial 1 HP	1	Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	InSinkErator	SS100-28	SM 328276	
4	1361855	E1093	Commercial Convection Oven, Double		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	Blodgett	No tag/plate found	092607XG002Z	
5	1361850	E1093	Commercial Dairy Cooler		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	True	TMC-58-SS	7511641	
6	1361853	E1093	Commercial Exhaust Hood		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	Murrays	No tag/plate found	No tag/plate found	
7	1361847	E1093	Commercial Food Warmer		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	Cres Cor	H138S1834C	BAE-J52605-1608	
8	1361845	E1093	Commercial Food Warmer		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	Cres Cor	H137SUA12DSD	ABF-J370137-2	2018
9	1361846	E1093	Commercial Food Warmer, Steam Table, 3-Well		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	Thurmaduke	XCC3SR	No tag/plate found	
10	1361856	E1093	Commercial Freezer, 2-Door Reach-In		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	True	T-49F	8662029	
11	1361854	E1093	Commercial Refrigerator, 3-Door Reach-In		Troth Street Elementary School / Building E & K (Administrative Offices/Staff/MPR)	Kitchen	True	T-72	11837277	

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1361866	G4021	Site Pole Light		Troth Street Elementary School / Site	Site						8