



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

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Andrew Thompson



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EMG PROJECT #:

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DATE OF REPORT:

October 28, 2019

ON SITE DATE:

9/17/2019

CAMINO REAL ELEMENTARY SCHOOL
4655 Camino Real
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	Camino Real Elementary School 4655 Camino Real Jurupa Valley, CA 92509
Site Developed	1988
Property Type	Elementary School
Current Occupants	100%
Building Area	45,424 SF
Number of Buildings	14
Date(s) of Visit	9/17/2019
Management Point of Contact	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jusd.k12.ca.us
On-site Point of Contact (POC)	NA
Assessment and Report Prepared By	Tony Worthy
Reviewed By	Kathleen Sullivan, Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

Buildings

Building Summary			
Building	Use	Constructed	Area (SF)
1	Administration	1988	5856
2	MPR/Kitchen	1988	5130
3	Classroom Building 1-2	1988	1840

Building Summary

Building	Use	Constructed	Area (SF)
4	Classroom Building 3-5	1988	2760
5	Classroom Building 6-10	2005	4600
6	Classroom Building 11-16	1988	7189
7	Classroom Building 17-22	1988	7189
8	Classroom Building 28-33	2006	5680
9	Portable Classrooms 23	1988	960
10	Portable Classrooms 24	2002	960
11	Portable Classrooms 25	2002	960
12	Portable Classrooms 26	2002	960
13	Portable Classrooms 27	1988	960
14	Site Restrooms	2006	380
TOTAL			45,424

Unit Allocation

All of the property is occupied by the Jurupa Unified School District programs. There are no tenants leasing buildings or rooms at the school.

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.

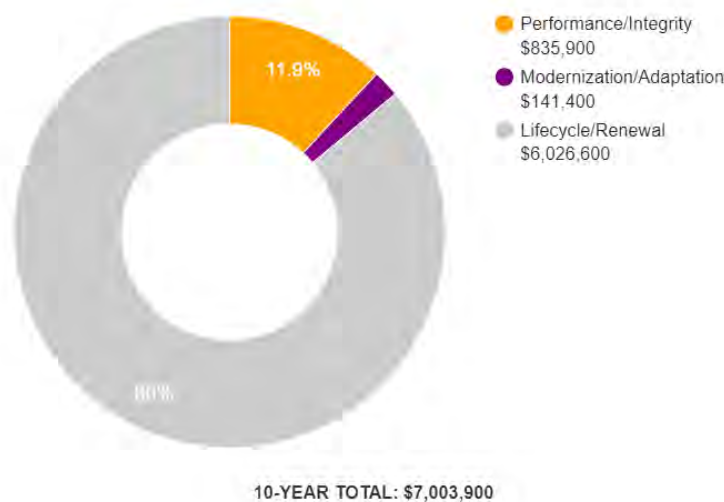
Plan Types

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

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

Plan Type Distribution (by Cost)



Campus Findings and Deficiencies

Historical Summary

The Camino Real Elementary School campus was constructed in 1988. In 2005 a two-story building was added to the campus with classrooms and restrooms. Most buildings have had some upgrades and additions since their original construction.

Architectural

The buildings are constructed of wood frame, stucco and wood façade. New roofs throughout the campus were installed in 2019. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components have been well-maintained since original construction. Most of the building's MEPF portfolio has been upgraded. The roof-top equipment throughout the campus was upgraded between 2008 and 2012. The wall mounted units serving the portable buildings are outdated. Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes.

Site

Composed of regular landscaping and common area parking lots with pedestrian walkways, athletic fields and playgrounds, the site is in fair overall condition. There are site drainage and irrigation issues. Regular maintenance and inspections are highly recommended throughout the reserve replacement term.

Recommended Additional Studies

The Irrigation and drainage are in poor condition. The client has reported that the irrigation system is having coverage issues and drainage issues throughout the property. A professional engineer 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 the irrigation and drainage is also included.

The sanitary lines in the MPR/Kitchen and Classroom 11-16 buildings back up. A professional engineer 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 replace the lines are also 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

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

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

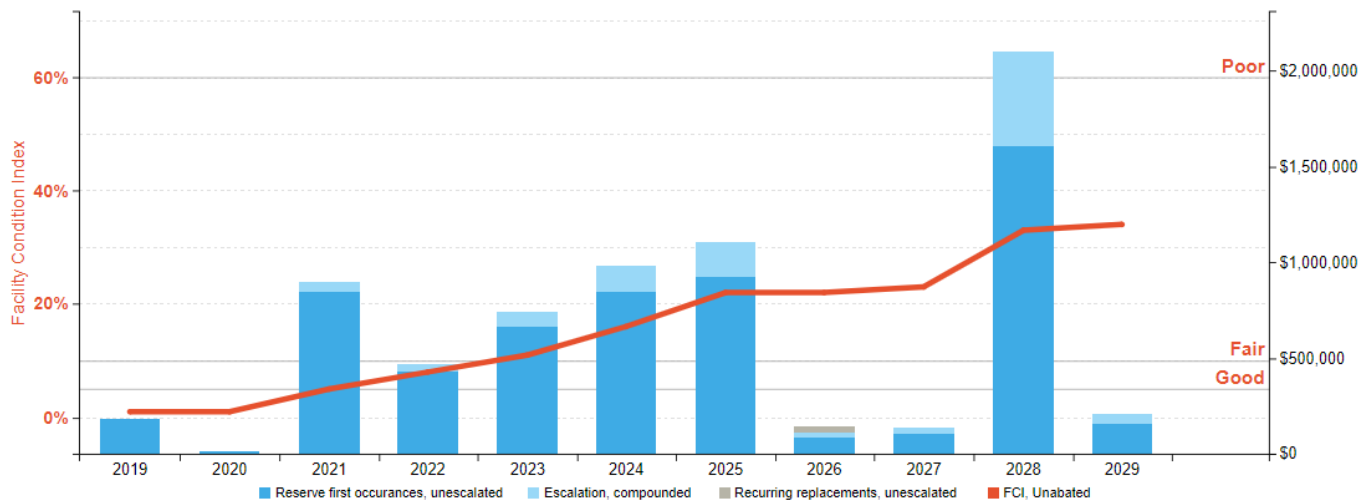
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Camino Real Elementary School / Administration Building	\$450	5,856	\$2,635,200	0.0%	1.2%	1.8%	31.4%
Camino Real Elementary School / Classrooms #1-2	\$450	1,840	\$828,000	0.0%	2.1%	10.2%	23.3%
Camino Real Elementary School / Classrooms #11-16	\$450	7,189	\$3,235,050	2.9%	4.5%	12.3%	30.6%
Camino Real Elementary School / Classrooms #17-22	\$450	7,189	\$3,235,050	0.3%	1.7%	10.2%	32.7%
Camino Real Elementary School / Classrooms #28-33	\$450	5,680	\$2,556,000	0.0%	1.1%	3.1%	26.4%
Camino Real Elementary School / Classrooms #3-5	\$450	2,760	\$1,242,000	0.0%	1.8%	9.2%	28.0%
Camino Real Elementary School / Classrooms #6-10	\$450	4,600	\$2,070,000	0.0%	1.6%	9.0%	27.1%
Camino Real Elementary School / MPR/ Kitchen Building	\$450	5,130	\$2,308,500	3.0%	4.3%	12.4%	28.3%
Camino Real Elementary School / Portable Classroom #23	\$175	960	\$168,000	0.0%	2.4%	16.5%	48.3%
Camino Real Elementary School / Portable Classroom #24	\$175	960	\$168,000	0.0%	0.0%	11.3%	22.1%
Camino Real Elementary School / Portable Classroom #25	\$175	960	\$168,000	0.0%	0.0%	11.3%	22.1%
Camino Real Elementary School / Portable Classroom #26	\$175	960	\$168,000	0.0%	3.8%	15.6%	27.1%
Camino Real Elementary School / Portable Classroom #27	\$175	960	\$168,000	0.0%	6.2%	20.3%	52.2%
Camino Real Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%
Camino Real Elementary School / Site Restrooms	\$175	380	\$66,500	0.0%	0.0%	6.8%	26.4%

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: Camino Real Elementary School

Replacement Value: \$ 20,440,800; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Camino Real Elementary School	6	\$183,883
Total	6	\$183,883

Camino Real Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1433564	Camino Real Elementary School / Site	P000X	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	Poor	Performance/Integrity	\$7,749
1480843	Camino Real Elementary School / MPR/ Kitchen Building	D2029	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	Poor	Performance/Integrity	\$62,468
1480878	Camino Real Elementary School / MPR/ Kitchen Building	P000X	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	Poor	Performance/Integrity	\$7,749
1434675	Camino Real Elementary School / Classrooms #17-22	B2011	Exterior Wall, Stucco, 1-2 Stories, Repair	Poor	Modernization/Adaptation	\$10,627
1480825	Camino Real Elementary School / Classrooms #11-16	D2029	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	Poor	Performance/Integrity	\$87,540
1480862	Camino Real Elementary School / Classrooms #11-16	P000X	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	Poor	Performance/Integrity	\$7,749
Total (6 items)						\$183,883

Key Findings

Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excl fixtures)
 Classrooms #11-16 Classroom Building 11-16

Uniformat Code: D2029
 Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$87,500

\$\$\$\$

Engineering study for Sanitary sewer system back-up - AssetCALC ID: 1480825

Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excl fixtures)
 MPR/ Kitchen Building MPR/ Kitchen Building

Uniformat Code: D2029
 Recommendation: **Replace in 2019**

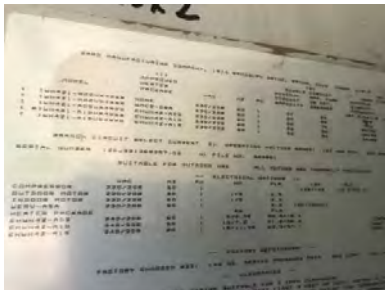
Priority Score: **87.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$62,500

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The sanitary lines in the MPR/Kitchen building back up. - AssetCALC ID: 1480843



Heat Pump #27 in Poor condition.

Wall-Mounted, 3.5 to 4 Ton
 Portable Classroom #27 Portable Buildings 27
 Exterior

Uniformat Code: D3052
 Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,100

\$\$\$\$

Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes - AssetCALC ID: 1433615



Heat Pump #26 in Poor condition.

Wall-Mounted, 3.5 to 4 Ton
 Portable Classroom #26 Portable Buildings 26
 Exterior

Uniformat Code: D3052
 Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,100

\$\$\$\$

Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes - AssetCALC ID: 1433844



Drinking Fountain in Poor condition.

Outside/Site Style
 Site Playground

Uniformat Code: D2018
 Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

The water fountain was corroding at connections. - AssetCALC ID: 1431723



Play Surfaces & Sports Courts in Poor condition.

Asphalt
 Site Playground

Uniformat Code: G2047
 Recommendation: **Seal & Stripe in 2021**

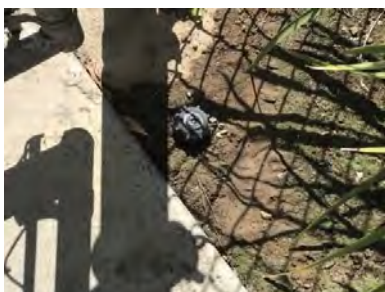
Priority Score: **83.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$16,600

\$\$\$\$

The striping throughout the playground in faded. - AssetCALC ID: 1431716



Irrigation System in Poor condition.

Site

Uniformat Code: G2057
 Recommendation: **Replace/Install in 2021**

Priority Score: **83.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$381,400

\$\$\$\$

The client has reported that the existing irrigation system is having coverage issues throughout the property. - AssetCALC ID: 1433559



Play Surfaces & Sports Courts in Poor condition.

Poured-in-place Rubber
Site Playground

Uniformat Code: G2047
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$191,400

\$\$\$\$

The playground rubber surface has large gouges and has worn in several locations around the equipment. -
AssetCALC ID: 1431725



Recommended Follow-up Study: Civil, Site/Storm Drainage

Civil, Site/Storm Drainage
Site

Uniformat Code: P000X
Recommendation: **Evaluate/Report in 2019**

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

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The client has reported this site has drainage issues when there is heavy rain throughout the property. -
AssetCALC ID: 1433564

Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System
Classrooms #11-16 Classroom Building 11-16

Uniformat Code: P000X
Recommendation: **Evaluate/Report in 2019**

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

The client has reported that sanitary sewer system back-up in activity room between classrooms #11 and 12. -
AssetCALC ID: 1480862

**Recommended Follow-up Study:
Plumbing, Sanitary Sewer System**

Plumbing, Sanitary Sewer System
MPR/ Kitchen Building MPR/ Kitchen Building

Uniformat Code: P000X
Recommendation: **Evaluate/Report in 2019**

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

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The client has reported that sanitary sewer system back-up in restrooms. - AssetCALC ID: 1480878



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
Classrooms #17-22 Classrooms Building 17-22
Exterior

Uniformat Code: B2011
Recommendation: **Repair in 2019**

Priority Score: **63.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$10,600

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The existing stucco exterior surface is pulling apart at the seam and has water/ rust damage. - AssetCALC ID: 1434675

2. Administration Building



Administration Building: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	1988	
Building Size	5856 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply membrane single-ply Secondary: Gable construction with asphalt shingles	Excellent
Interiors	Walls: Wallpaper, wood panel, ceramic tile, fiberboard panel Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Administration Building: Systems Summary		
HVAC	Individual package units Supplemental components: ductless split-systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, incandescent	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	----
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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	-	\$16,600	\$54,200	\$19,800	\$196,000	\$286,600
Roofing	-	-	-	-	\$199,000	\$199,000
Interiors	-	\$18,900	\$5,100	\$132,100	\$173,400	\$329,500
Plumbing	-	\$2,300	\$13,100	\$105,700	\$5,400	\$126,500
Fire Suppression	-	-	\$37,600	\$1,200	\$1,600	\$40,400
HVAC	-	\$1,500	\$7,700	\$15,900	\$68,000	\$93,000
Electrical	-	-	\$62,800	\$166,300	\$2,300	\$231,400
Fire Alarm & Comm	-	-	\$19,200	\$31,000	\$30,000	\$80,200
Equipment/Special	-	-	\$77,000	-	-	\$77,000
TOTALS	-	\$39,300	\$276,700	\$472,000	\$675,700	\$1,463,600

3. MPR/ Kitchen Building



MPR/ Kitchen Building: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	1988	
Building Size	5130 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Excellent
Interiors	Walls: Painted gypsum board, ceramic tile, wood panel, wallpaper Floors: Carpet, ceramic tile, linoleum, VCT Ceilings: Painted gypsum board, hard tile	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair

MPR/ Kitchen Building: Systems Summary		
HVAC	Individual package units, air curtain	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs. All systems are connected to Main central control panel	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Sanitary sewer system back-up in restrooms	

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	-	-	\$62,000	\$4,300	\$223,800	\$290,100
Roofing	-	-	-	-	\$174,400	\$174,400
Interiors	-	\$21,300	\$13,900	\$53,400	\$44,500	\$133,100
Plumbing	\$62,500	\$3,800	\$18,700	-	\$5,900	\$90,800
Fire Suppression	-	\$1,100	-	\$7,800	\$1,300	\$10,200
HVAC	-	\$6,500	\$1,700	\$15,400	\$40,600	\$64,300
Electrical	-	\$1,300	\$55,000	\$199,500	\$2,300	\$258,000
Fire Alarm & Comm	-	-	\$25,600	-	-	\$25,600
Equipment/Special	-	\$39,100	\$2,100	-	\$61,800	\$103,000
Site Development	-	\$20,300	-	-	-	\$20,300
Pavement	-	-	-	-	\$4,100	\$4,100
Follow-up Studies	\$7,700	-	-	-	-	\$7,700
TOTALS	\$70,200	\$93,400	\$179,000	\$280,400	\$558,700	\$1,181,600

4. Classrooms Buildings 1-2



Classrooms Buildings 1-2: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	1988	
Building Size	1840 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
Plumbing	Copper supply and cast-iron waste & venting Sinks	Fair

Classrooms Buildings 1-2: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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	-	\$11,000	\$30,200	-	\$129,000	\$170,200
Roofing	-	-	-	-	\$79,900	\$79,900
Interiors	-	\$5,500	\$8,000	\$15,800	\$29,900	\$59,200
Plumbing	-	-	\$3,000	\$19,700	-	\$22,700
Fire Suppression	-	-	\$7,100	\$400	\$500	\$8,000
HVAC	-	-	\$100	-	\$29,300	\$29,400
Electrical	-	\$500	\$18,300	\$32,200	-	\$51,100
Fire Alarm & Comm	-	-	\$6,200	-	-	\$6,200
Equipment/Special	-	-	-	\$25,400	-	\$25,400
TOTALS	-	\$17,000	\$72,900	\$93,500	\$268,600	\$452,100

5. Classrooms Buildings 3-5



Classrooms Buildings 3-5: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	1988	
Building Size	2760 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
Plumbing	Copper supply and cast-iron waste & venting Sinks	--

Classrooms Buildings 3-5: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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	-	\$13,800	\$45,200	-	\$160,600	\$219,600
Roofing	-	-	-	-	\$119,800	\$119,800
Interiors	-	\$8,300	\$12,000	\$23,700	\$44,800	\$88,900
Plumbing	-	-	\$4,500	\$43,900	-	\$48,300
Fire Suppression	-	-	\$10,600	\$600	\$800	\$12,000
HVAC	-	-	\$200	\$15,900	\$36,200	\$52,200
Electrical	-	\$500	\$27,500	\$71,800	-	\$99,700
Fire Alarm & Comm	-	-	-	\$14,600	-	\$14,600
Equipment/Special	-	-	-	\$38,100	-	\$38,100
TOTALS	-	\$22,600	\$100,000	\$208,600	\$362,200	\$693,200

6. Classrooms Buildings 6-10



Classrooms Buildings 6-10: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	1988	
Building Size	4600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
Plumbing	Copper supply and cast-iron waste & venting Sinks	--

Classrooms Buildings 6-10: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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	-	\$19,200	\$75,400	-	\$223,800	\$318,300
Roofing	-	-	-	-	\$199,700	\$199,700
Interiors	-	\$13,800	\$20,100	\$39,500	\$74,700	\$148,100
Plumbing	-	-	\$7,500	\$73,100	-	\$80,600
Fire Suppression	-	-	\$17,700	\$1,000	\$1,300	\$20,000
HVAC	-	-	-	\$13,000	\$57,700	\$70,700
Electrical	-	\$500	\$45,800	\$119,600	-	\$165,900
Fire Alarm & Comm	-	-	-	\$24,300	-	\$24,300
Equipment/Special	-	-	-	\$63,400	-	\$63,400
TOTALS	-	\$33,500	\$166,500	\$333,900	\$557,200	\$1,091,000

7. Classrooms Building 11-16



Classrooms Building 11-16: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	1988	
Building Size	7189 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Excellent
Interiors	Walls: Ceramic Tile, wallpaper Floors: Carpet, VCT, ceramic tile, vinyl sheeting Ceilings: Painted gypsum board, ACT	Fair
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair

Classrooms Building 11-16: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, sanitary sewer system back-up, stucco wall water damage and separating at the seams	

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	-	\$55,300	\$97,500	\$2,600	\$36,300	\$191,800
Roofing	-	-	-	-	\$290,900	\$290,900
Interiors	-	\$95,600	\$9,800	\$70,800	\$91,800	\$268,000
Plumbing	\$87,500	-	\$46,300	-	-	\$133,800
Fire Suppression	-	-	\$31,500	\$1,200	\$1,600	\$34,300
HVAC	-	\$9,100	\$1,800	-	\$94,600	\$105,500
Electrical	-	\$2,900	\$98,600	\$186,900	-	\$288,300
Fire Alarm & Comm	-	-	-	\$38,000	-	\$38,000
Equipment/Special	-	-	\$100,100	-	-	\$100,100
Follow-up Studies	\$7,700	-	-	-	-	\$7,700
TOTALS	\$95,200	\$162,900	\$385,600	\$299,500	\$515,200	\$1,458,400

8. Classrooms Building 17-22



Classrooms Building 17-22: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	1988	
Building Size	7189 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Excellent
Interiors	Walls: Ceramic Tile, wallpaper Floors: Carpet, VCT, ceramic tile, vinyl sheeting Ceilings: Painted gypsum board, ACT	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair

Classrooms Building 17-22: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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	\$10,600	\$55,300	\$126,700	\$2,600	\$592,900	\$788,100
Roofing	-	-	-	-	\$278,300	\$278,300
Interiors	-	\$95,600	\$9,800	\$70,800	\$91,800	\$268,000
Plumbing	-	-	\$46,300	\$116,100	-	\$162,400
Fire Suppression	-	-	\$31,500	\$1,200	\$1,600	\$34,300
HVAC	-	\$5,800	\$4,000	-	\$111,800	\$121,500
Electrical	-	\$2,900	\$91,100	\$198,800	-	\$292,800
Fire Alarm & Comm	-	-	-	\$38,000	-	\$38,000
Equipment/Special	-	-	\$100,100	-	-	\$100,100
TOTALS	\$10,600	\$159,600	\$409,500	\$427,500	\$1,076,400	\$2,083,500

9. Classrooms Building 28-33



Classrooms 28-33: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	2005	
Building Size	5680 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks on concrete slab	Fair
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Excellent
Interiors	Walls: Fiberboard Panel, ceramic tile Floors: Carpet Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: 1 car serving all 2 floors	Fair
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Classrooms 28-33: Systems Summary		
HVAC	Individual package unit	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

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
Structure	-	-	\$200	-	\$300	\$600
Facade	-	\$27,100	-	-	\$70,200	\$97,400
Roofing	-	-	-	\$50,100	-	\$50,100
Interiors	-	\$44,700	-	-	\$90,500	\$135,100
Elevators	-	-	\$3,700	\$6,800	\$105,700	\$116,200
Plumbing	-	\$700	-	\$90,200	\$13,800	\$104,700
Fire Suppression	-	-	-	\$1,200	\$17,600	\$18,800
HVAC	-	-	-	\$89,900	\$5,000	\$94,800
Electrical	-	\$500	-	\$209,600	\$700	\$210,800
Fire Alarm & Comm	-	-	-	\$30,000	-	\$30,000
Equipment/Special	-	-	-	\$87,200	-	\$87,200
TOTALS	-	\$73,000	\$3,900	\$565,000	\$303,800	\$945,700

10. Portable Buildings 23



Portable Buildings 23: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	2005	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Fiberboard panel Floors: Carpet Ceilings: ACT	Fair
Plumbing	None	--

Portable Buildings 23: Systems Summary		
HVAC	Wall mounted package unit	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, strobes, pull stations connected to Main central control panel	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes	

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	-	\$8,600	\$12,300	\$900	\$6,200	\$28,000
Roofing	-	-	-	-	\$38,300	\$38,300
Interiors	-	\$4,100	-	\$8,200	\$38,300	\$50,600
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	-	-	-	\$8,900	\$8,900
Electrical	-	-	\$9,600	\$25,000	\$300	\$34,800
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	\$1,600	\$1,600
TOTAL S	-	\$12,700	\$30,400	\$34,300	\$93,900	\$171,200

11. Portable Buildings 24



Portable Buildings 24: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	2005	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Fiberboard panel Floors: Carpet Ceilings: ACT	Fair
Plumbing	None	--

Portable Buildings 24: Systems Summary		
HVAC	Wall mounted package unit	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, strobes, pull stations connected to Main central control panel	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes.	

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	-	\$4,600	-	-	\$27,300	\$32,000
Roofing	-	-	-	-	\$38,300	\$38,300
Interiors	-	-	-	\$13,000	\$11,100	\$24,000
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	-	-	-	\$8,900	\$8,900
Electrical	-	\$9,300	-	-	\$300	\$9,500
Fire Alarm & Comm	-	\$4,600	-	-	-	\$4,600
Pavement	-	-	-	-	-	-
TOTAL S	-	\$18,500	\$3,700	\$13,200	\$86,200	\$121,500

12. Portable Buildings 25



Portable Buildings 25: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	2005	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Fiberboard panel Floors: Carpet Ceilings: ACT	Fair
Plumbing	None	--

Portable Buildings 25: Systems Summary		
HVAC	Wall mounted package unit	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, strobes, pull stations connected to Main central control panel	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes	

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	-	\$4,600	-	-	\$27,300	\$32,000
Roofing	-	-	-	-	\$38,300	\$38,300
Interiors	-	-	-	\$13,000	\$11,100	\$24,000
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	-	-	-	\$8,900	\$8,900
Electrical	-	\$9,300	-	-	\$300	\$9,500
Fire Alarm & Comm	-	\$4,600	-	-	-	\$4,600
Pavement	-	-	-	-	-	-
TOTAL S	-	\$18,500	\$3,700	\$13,200	\$86,200	\$121,500

13. Portable Buildings 26



Portable Buildings 26: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	2005	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Fiberboard panel Floors: Carpet Ceilings: ACT	Fair
Plumbing	None	--

Portable Buildings 26: Systems Summary		
HVAC	Wall mounted package unit	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes	

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
Structure	-	-	\$800	-	\$1,300	\$2,100
Facade	-	\$4,600	-	\$900	\$27,300	\$32,800
Roofing	-	-	-	-	\$38,300	\$38,300
Interiors	-	-	-	\$13,000	\$11,100	\$24,000
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$9,300	-	-	\$300	\$9,500
Fire Alarm & Comm	-	\$4,600	-	-	-	\$4,600
TOTAL S	-	\$24,800	\$4,500	\$14,100	\$78,600	\$121,800

14. Portable Buildings 27



Portable Buildings 27: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	2005	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Fiberboard panel Floors: Carpet Ceilings: ACT	Fair
Plumbing	None	--

Portable Buildings 27: Systems Summary		
HVAC	Wall mounted package unit	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes	

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	-	\$8,600	\$12,300	\$900	\$6,200	\$28,000
Roofing	-	-	-	-	\$38,300	\$38,300
Interiors	-	\$4,100	-	\$8,200	\$38,300	\$50,600
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$9,600	\$25,000	\$300	\$34,800
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	\$1,600	\$1,600
TOTAL S	-	\$19,000	\$30,400	\$34,300	\$85,000	\$168,600

15. Site Restrooms



Site Restroom: Systems Summary

Address	4655 Camino Real, Jurupa Valley, CA 92509	
Constructed/Renovated	2006	
Building Size	380 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks on concrete slab	Fair
Façade	Stucco with No windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Ceramic Tile Floors: Unfinished Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair

Site Restroom: Systems Summary		
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	smoke detectors, strobes, pull stations connected to Main Building	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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	-	\$3,300	-	-	\$4,400	\$7,700
Roofing	-	-	-	\$5,200	-	\$5,200
Interiors	-	-	\$1,200	\$4,100	\$1,600	\$6,900
Plumbing	-	-	-	-	\$39,000	\$39,000
Fire Suppression	-	-	-	-	\$90,000	\$90,000
Electrical	-	-	-	\$900	-	\$900
Fire Alarm & Comm	-	-	-	\$2,100	-	\$2,100
TOTAL \$	-	\$3,300	\$1,200	\$12,300	\$135,000	\$151,800

16. Site Summary



Site Information

Lot Size	10.0 acres (estimated)	
Parking Spaces	66 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps	Fair
Site Development	Building-mounted and Property entrance signage, chain link and metal tube fencing, CMU dumpster enclosures, Playgrounds and sports courts Heavily furnished picnic tables, trash receptacles	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED, metal halide	Fair
Ancillary Structures	Metal-framed canopy structure	Fair
Key Issues and Findings	Civil engineering study, inadequate lot drainage, inadequate irrigation coverage throughout the property, playground rubber surface worn and damaged throughout, playground striping faded.	

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	-	\$17,300	-	-	\$26,900	\$44,200
Fire Suppression	-	-	-	-	\$27,100	\$27,100
Electrical	-	\$18,700	\$20,500	\$122,800	\$7,900	\$169,900
Site Development	-	\$232,200	\$41,300	\$590,600	\$477,900	\$1,342,000
Pavement	-	\$16,500	-	\$182,000	\$338,800	\$537,300
Site Lighting	-	-	-	\$6,100	-	\$6,100
Landscaping	-	\$404,700	-	-	-	\$404,700
Follow-up Studies	\$7,700	-	-	-	-	\$7,700
TOTALS	\$7,700	\$689,400	\$61,800	\$901,500	\$878,600	\$2,539,000

17. ADA Accessibility

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

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

However, this does not:

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

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 1988. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey would reveal specific aspects of the property that are not in full compliance.

Administration Building: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Multi-Purpose Building/ Kitchen: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Classrooms 1-2: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Classrooms 3-5: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Classrooms 6-10: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Classrooms 11-16: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Classrooms 17-22: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Classrooms 28-33: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Portable Classroom 23: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Portable Classroom 24: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Portable Classroom 25: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Portable Classroom 26: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Portable Classroom 27: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Site Restrooms: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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"/>

Site: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Reference Guide

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking	<ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces 	<ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant 	<ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	<ul style="list-style-type: none"> - Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes 	<ul style="list-style-type: none"> - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes 	<ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - A few doorknobs instead of lever handles - Non-compliant signage
Interior Path of Travel	<ul style="list-style-type: none"> - All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways 	<ul style="list-style-type: none"> - Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high 	<ul style="list-style-type: none"> - One door threshold too high - A few doorknobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Elevators	<ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small 	<ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops 	<ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Kitchens/Kitchenettes	<ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow 	<ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range 	<ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

18. 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.

- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

19. Opinions of Probable Costs

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

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

20. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Camino Real Elementary School, 4655 Camino Real, Jurupa Valley, California 92509, 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: Tony Worthy,
Project Manager

Reviewed by:



Kathleen Sullivan,
Technical Report Reviewer for
Mark Surdam
Program Manager
msurdam@emgcorp.com 800.733.0660 x6251

21. Appendices

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

Appendix A: Photographic Record



#1	FRONT ELEVATION
----	-----------------



#2	RIGHT ELEVATION
----	-----------------



#3	REAR ELEVATION
----	----------------



#4	LEFT ELEVATION
----	----------------



#5	BUILDING MOUNTED PROPERTY SIGNAGE
----	-----------------------------------



#6	STUCCO FACADE, METAL FRAME WINDOW, EXTERIOR METAL PARTIALLY GLAZED DOOR
----	---



#7	WOOD FACADE, METAL SINGLE-PANE WINDOW
----	---------------------------------------



#8	EXTERIOR SITE BENCHES
----	-----------------------



#9	EXTERIOR RAMP
----	---------------



#10	SINGLE-PLY TPO/PVC ROOFING
-----	----------------------------



#11	CAMINO REAL ELEMENTARY SCHOOL (PHOTOLOG)
-----	--



#12	MAIN OFFICE
-----	-------------



#13	LIBRARY
-----	---------



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



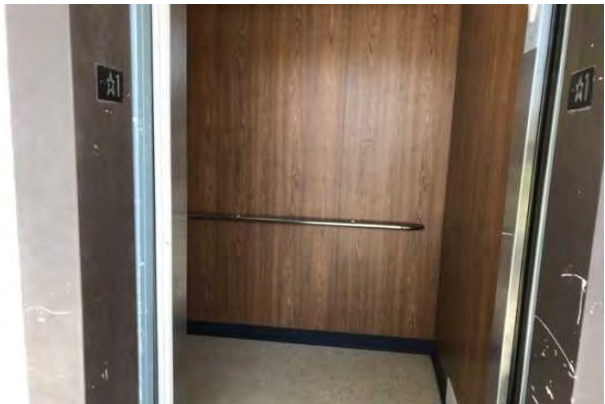
#15	MULTI-PURPOSE ROOM
-----	--------------------



#16	PRINCIPALS OFFICE
-----	-------------------



#17	CLASSROOM
-----	-----------



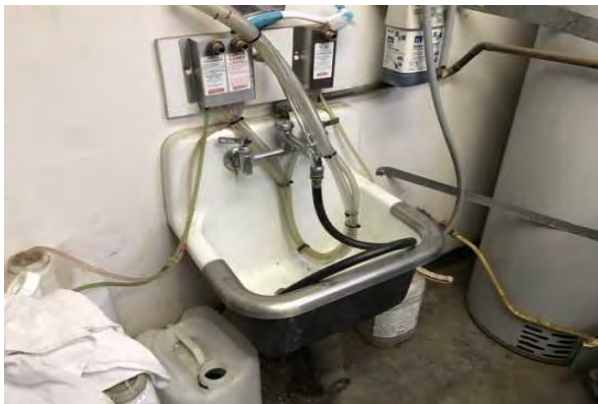
#18	ELEVATOR INTERIOR
-----	-------------------



#19	HYDRAULIC ELEVATOR
-----	--------------------



#20	WATER HEATER
-----	--------------



#21	WALL HUNG SERVICE SINK
-----	------------------------



#22	FLOOR SERVICE SINK
-----	--------------------



#23	BACKFLOW PREVENTER
-----	--------------------



#24	MULTI-PURPOSE SPRINKLER SYSTEM
-----	--------------------------------



#25	EXTERIOR DRINKING FOUNTAIN
-----	----------------------------



#26	URINALS, SINKS
-----	----------------



#27	TANKLESS TOILET
-----	-----------------



#28	STAINLESS STEEL SINK
-----	----------------------



#29	WALL MOUNTED PACKAGING UNIT
-----	-----------------------------



#30	ROOFTOP PACKAGING UNIT
-----	------------------------



#31	ROOFTOP EXHAUST FAN
-----	---------------------



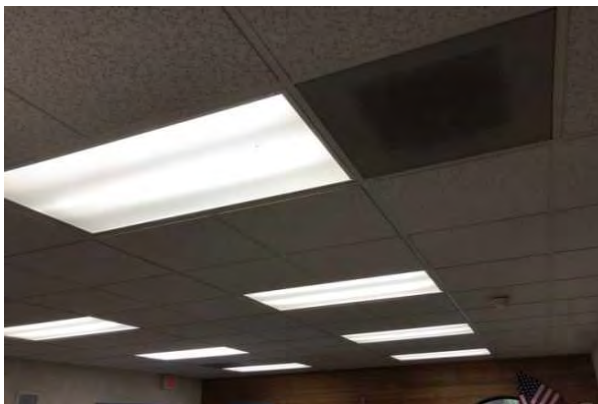
#32	SWITCHBOARD
-----	-------------



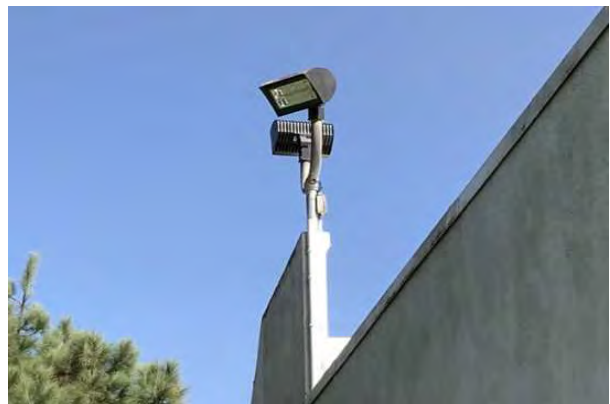
#33	TRANSFORMER
-----	-------------



#34	ELECTRICAL PANEL
-----	------------------



#35	INTERIOR LIGHTING SYSTEM
-----	--------------------------



#36	EXTERIOR LED LIGHT
-----	--------------------



#37	FIRE CONTROL PANEL
-----	--------------------



#38	FIRE PULL STATION
-----	-------------------



#39	FIRE EXTINGUISHER
-----	-------------------



#40	FIRE STROBE/ HORN COMBO, EMERGENCY LIGHT
-----	---



#41	EXIT SIGN
-----	-----------



#42	FOOD WARMER, 2-BOWL STAINLESS STEEL SINK
-----	---



#43	2-DOOR REACH IN FREEZER, CONVECTION OVEN
-----	--



#44	ASPHALT PARKING LOT
-----	---------------------



#45	PLAYGROUND SWING, DETERIORATING RUBBER SURFACE
-----	--



#46	PLAYGROUND, SITE CANOPY
-----	-------------------------



#47	WATER DAMAGED STUCCO FACADE
-----	-----------------------------



#48	EXTERIOR METAL DOOR
-----	---------------------

Appendix B: Site Plan

Site Plan



SOURCE:

Google Earth



ON-SITE DATE:

9/17/ 2019

Appendix C: Pre-Survey Questionnaire



Facility Condition Assessment Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require **additional time** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

NAME OF INSTITUTION: JURUPA UNIFIED SCHOOL DISTRICT

Name of School/Facility: Camino Real ES No. of Buildings: (8) bldg.'s (5) portables (1) two story bldg..

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

Length of Association With the Property: 3 yrs./ 19 yrs. Phone Number: 909 758-6447

SITE INFORMATION

Year of Construction: 1988	Built:	Renovated:	None	Historical: N
No. of Stories: (7) single (1) two story		Floor(s)		
Total Site Area: 10		Acres		
Total Building Area: 44,885		Sq. ft.		
Building Replacement Value:	\$ UNK			

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	2004	2019	Two story bldg.. Built
2. HVAC	2012	PM 2019	
3. Plumbing System/Fixtures	1988		
4. Electrical System/Lighting	1988		
5. Life-Safety/Fire	1988	2019	
6. Roofs	2019		

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	New roof, repair, seal & stripe asphalt,
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	2019
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	NA

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

QUESTION	Y	N	UNK	NA	COMMENTS
ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES					
1 Are there any unresolved building, fire, or zoning code issues?		N			
2 Is there any pending litigation concerning the property?		N			
3 Are there any other significant issues/hazards with the property?		N			



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
4		N			
5	Y				Rm.'s 5, 21, P24 repairs/remediation
6		N			
7		N			
8				UN	
9	Y				
10				UN	
GENERAL SITE					
11	Y				Much of the site has drainage issues during moderate rain fall
12	Y				Coverage issues
BUILDING STRUCTURE					
13		N			
14		N			
15		N			
16		N			
BUILDING ENVELOPE					
17		N			
18	Y				New as of 2019



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
19	Are there any poorly insulated areas?		N			
20	Is Fire Retardant Treated (FRT) plywood used?		N			
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N			
BUILDING HVAC & ELECTRICAL						
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24	Does any part of the electrical system use aluminum wiring?		N			
25	Are there any problems with the utilities, such as inadequate capacities?		N			
PLUMBING						
26	Is the property served by private water well?		N			
27	Is the property served by a private septic system or other waste treatment systems?		N			
28	Does the sanitary sewer system back-up? If so, provide locations in comments	Y				Activity Rm. Between B11&B12; Restroom behind MPR
29	Is polybutylene piping used?		N			
30	Is galvanized piping used?		N			
31	Are there any plumbing leaks or water pressure problems?	Y				Systemic leaks throughout site Schedule 40 PVC used for domestic water 1988
ADA						
32	Has the management previously completed an ADA review?		N			
33	Have any ADA improvements been made to the property?		N			
34	Does a Barrier Removal Plan exist for the property?		N			



Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
35	Has the Barrier Removal Plan been approved by an arms-length third party?		N			
36	Has building ownership or management received any ADA related complaints?		N			
37	Does elevator equipment require upgrades to meet ADA standards?			UN		

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1 Water leaks, see Question 31 for details

- 2

- 3

ITEMS PROVIDED TO EMG AUDITORS

	YES	NO	NA	ADDITIONAL COMMENTS
Access to All Mechanical Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Building As-Built Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan with bldg., roads, parking and other features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
List of Commercial Tenants in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Dana Toland/ Pablo Ponce
Signature of person interviewed or completing form

9/11/19
Date

Appendix D: Component Condition Report

Component Condition Report

Camino Real Elementary School / Administration Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Administration building exterior	Fair	Exterior Wall, Ceramic Tile, 1-2 Stories	45 SF	19	1433563
B2011	Administration building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	4,424 SF	2	1433566
B2011	Administration building exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	4,424 SF	19	1433670
B2021	Administration building	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	65	5	1433597
B2031	Administration building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	11	6	1433741
B2032	Administration building exterior	Fair	Exterior Door, Steel	1	9	1433582
Roofing						
B3011	Administration Building Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	5,856 SF	20	1433703
B3011	Roof	Excellent	Roof, Asphalt Shingle 30-Year	280 SF	30	1463120
Interiors						
C1011	Administration building	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	966 SF	19	1463121
C1011	Administration building	Fair	Interior Wall Construction, Fiberglass Panel	966 SF	19	1433690
C1012	Administration building	Fair	Movable Partitions, Fabric Office 6' Height	30 LF	5	1433705
C1017	Administration building	Fair	Interior Window, 24 SF	1	9	1433665
C1021	Administration building	Fair	Interior Door, Wood Solid-Core	4	9	1433679
C1021	Administration building	Fair	Interior Wood-Framed Partially-Glazed Door, Wood-Framed Partially-Glazed	6	9	1433599
C1031	Administration building	Fair	Toilet Partitions, Metal	4	3	1433641
C3012	Administration building	Fair	Interior Wall Finish, Wood Paneling	1,405 SF	6	1433821
C3012	Administration building	Fair	Interior Wall Finish, Ceramic Tile	703 SF	9	1433721
C3012	Administration building	Fair	Interior Wall Finish, Wallpaper	5,710 SF	2	1433800
C3024	Administration building	Fair	Interior Floor Finish, Ceramic Tile	234 SF	19	1433768
C3024	Administration building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	644 SF	4	1433836
C3025	Administration building	Fair	Interior Floor Finish, Carpet Commercial Tile	5,270 SF	6	1433581
C3031	Administration building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	703 SF	6	1433557
C3032	Administration building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,153 SF	11	1433591
Plumbing						
D2011	Administration building	Fair	Toilet, Commercial Water Closet	4	5	1433612
D2012	Administration building	Fair	Urinal, Standard	1	5	1433717
D2014	Administration building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	5	1433630

Camino Real Elementary School / Administration Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Administration building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	6	1433776
D2018	Administration building	Fair	Drinking Fountain, Interior	1	3	1433610
D2018	Administration building exterior	Fair	Drinking Fountain, Outside/Site Style	1	6	1433745
D2023	Administration Building Janitorial Closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	5	1434589
D2029	Administration Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,856 SF	9	1480823
Fire Suppression						
D4019	Administration Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,856 SF	5	1434548
D4031	Administration building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	1433659
HVAC						
D3032	Administration Building Roof	Fair	Ductless Split System, 1.5 TON	1	5	1433786
D3041	Administration Building	Fair	HVAC System Ductwork, Medium Density	300 SF	4	1434587
D3042	Administration Building Roof	Fair	Exhaust Fan, 250 CFM	1	3	1433809
D3052	Administration Building Roof	Fair	Packaged Unit (RTU), 5 TON [OFF1]	1	13	1433625
D3052	Administration Building Roof	Fair	Packaged Unit (RTU), 5 TON [LIBRARY]	1	13	1433547
D3052	Administration Building Roof	Fair	Packaged Unit (RTU), 4 TON [RESOURCE]	1	12	1433537
D3052	Administration Building Roof	Fair	Packaged Unit (RTU), 2 TON [OFFICE 2]	1	11	1433700
D3052	Administration Building Roof	Fair	Packaged Unit (RTU), 5 TON [Lounge]	1	9	1433596
Electrical						
D5012	Administration building Janitorial Closet exterior	Fair	Secondary Transformer, 45 kVA	1	6	1433529
D5012	Administration building exterior	Fair	Main Distribution Panel, 200 AMP	1	6	1433600
D5019	Administration building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,856 SF	9	1433796
D5022	Administration building Exterior	Fair	Incandescent Lighting Fixture, 200 WATT	4	4	1433749
D5029	Administration building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,856 SF	5	1433607
D5092	Administration building	Fair	Exit Sign Light Fixture, LED	6	5	1433544
Fire Alarm & Comm						
D5037	Administration building	Fair	Fire Alarm Control Panel, Addressable	1	5	1433579
D5037	Administration building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,856 SF	6	1433656
Equipment/Special						
E2012	Administration building	Fair	Kitchen Cabinetry, Stock Hardwood	200 LF	5	1433780

Camino Real Elementary School / Classrooms #1-2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Camino Real Elementary School / Classrooms #1-2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Buildings 1-2 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	2,940 SF	19	1433633
B2011	Classrooms Building 1-2 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	2,940 SF	2	1433642
B2021	Classroom Buildings 1-2 Exterior	Fair	Window, 24 SF	20	4	1433632
B2031	Classroom Buildings 1-2	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	4	4	1433561
Roofing						
B3011	Classroom Buildings 1-2 Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	2,350 SF	20	1433770
Interiors						
C3012	Classroom Buildings 1-2	Fair	Interior Wall Finish, Wallpaper	2,140 SF	2	1433619
C3025	Classroom Buildings 1-2	Fair	Interior Floor Finish, Carpet Commercial Tile	1,840 SF	6	1433798
C3032	Classroom Buildings 1-2	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,840 SF	4	1433827
Plumbing						
D2014	Classroom Buildings 1-2	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	4	1433843
D2029	Classroom Building 1-2	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,240 SF	9	1480828
Fire Suppression						
D4019	Classroom Buildings 1-2	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	1,840 SF	5	1433621
D4031	Classroom Buildings 1-2	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	6	1433628
HVAC						
D3041	Classroom Building #1-2	Fair	HVAC System Ductwork, Low Density	40 SF	5	1447431
D3052	Classroom Buildings 1-2 Roof	Fair	Packaged Unit (RTU), 4 TON [Room 1]	1	13	1433735
D3052	Classroom Building 1-2 Roof	Fair	Packaged Unit (RTU), 4 TON [P2]	1	13	1433671
Electrical						
D5019	Classroom 1-2	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,240 SF	9	1480829
D5022	Classroom Buildings 1-2 Exterior	Fair	Incandescent Lighting Fixture, 200 WATT	2	2	1433814
D5029	Classroom Buildings 1-2	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,840 SF	4	1435015
Fire Alarm & Comm						
D5037	Classroom Building 1-2	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	1,240 SF	4	1480830
Equipment/Special						
E2012	Classrooms Buildings 1-2	Fair	Kitchen Cabinetry, Stock Hardwood	64 LF	6	1433666

Camino Real Elementary School / Classrooms #11-16

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Buildings 11-16 Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	7,190 SF	2	1433757
B2021	Classroom Buildings 11-16 Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	80	5	1433742
B2031	Classroom Buildings 11-16	Fair	Exterior Door, Aluminum-Framed Partially-Glazed	18	3	1433819
B2032	Classroom Buildings 11-16	Fair	Exterior Door, Steel	3	9	1433685
Roofing						
B3011	Classroom Buildings 11-16	Excellent	Roof, Single-Ply TPO/PVC Membrane	8,188 SF	20	1433565
B3011	Classroom Buildings 11-16 Roof	Excellent	Roof, Asphalt Shingle 20-Year	1,660 SF	20	1433611
Interiors						
C1017	Classroom Buildings 11-16	Fair	Interior Window, 24 SF	4	9	1433620
C1021	Classroom Buildings 11-16	Fair	Interior Door, Steel	2	9	1433553
C1021	Classroom Buildings 11-16	Fair	Interior Door, Wood Solid-Core	7	9	1433574
C1021	Classroom Buildings 11-16	Fair	Interior Door, Steel Fire, 90-Minutes and Over	5	9	1433722
C1021	Classroom Buildings 11-16	Fair	Interior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	8	9	1433777
C1031	Classroom Buildings 11-16	Fair	Toilet Partitions, Metal	6	5	1433766
C3012	Classroom Buildings 11-16	Fair	Interior Wall Finish, Ceramic Tile	460 SF	9	1433644
C3012	Classroom Buildings 11-16	Fair	Interior Wall Finish, Wallpaper	4,352 SF	2	1433527
C3024	Classroom Buildings 11-16	Fair	Interior Floor Finish, Vinyl Sheeting	360 SF	5	1433672
C3024	Classroom Buildings 11-16	Fair	Interior Floor Finish, Ceramic Tile	720 SF	9	1433708
C3024	Classroom Buildings 11-16	Fair	Interior Floor Finish, Vinyl Tile (VCT)	690 SF	6	1433638
C3025	Classroom Buildings 11-16	Fair	Interior Floor Finish, Carpet Commercial Tile	6,418 SF	3	1433655
C3031	Classroom Buildings 11-16	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	450 SF	3	1433812
C3032	Classroom Buildings 11-16	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,738 SF	3	1433653
Plumbing						
D2011	Classroom Buildings 11-16 Restroom	Fair	Toilet, Commercial Water Closet	8	4	1433813
D2012	Classroom Buildings 11-16 Restroom	Fair	Urinal, Standard	5	5	1433727
D2014	Classroom Buildings 11-16	Fair	Service Sink, Wall-Hung	1	4	1433546
D2014	Classroom Buildings 11-16	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	5	1433651
D2014	Classroom Buildings 11-16 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	4	1433804
D2029	Classroom Building 11-16	Poor	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,189 SF	0	1480825

Camino Real Elementary School / Classrooms #11-16

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4019	Classroom Buildings 11-16	Fair	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	8,188 SF	5	1433728
D4031	Classroom Buildings 11-16	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	1433750
HVAC						
D3041	Classroom Buildings 11-16	Fair	HVAC System Ductwork, Low Density	100 SF	5	1447430
D3042	Classroom Buildings 11-16 Roof	Fair	Exhaust Fan, 200 CFM	1	4	1433698
D3042	Classroom Buildings 11-16 Roof	Fair	Exhaust Fan, 125 CFM	1	2	1433608
D3042	Classroom Buildings 11-16 Roof	Fair	Exhaust Fan, 175 CFM	1	3	1433765
D3042	Classroom Buildings 11-16 Roof	Fair	Exhaust Fan, 125 CFM	1	13	1433734
D3052	Classroom Buildings 11-16 Roof	Poor	Packaged Unit (RTU) #15, 2 TON [Room #15]	1	1	1433833
D3052	Classroom Buildings 11-16 Roof	Fair	Packaged Unit (RTU), 2 TON [ACT2]	1	13	1433771
D3052	Classroom Buildings 11-16 Roof	Fair	Packaged Unit (RTU), 2.5 TON [ACT1]	1	13	1433585
D3052	Classroom Buildings 11-16 Roof	Fair	Packaged Unit (RTU), 4 TON [B13]	1	13	1433709
D3052	Classroom Buildings 11-16 Roof	Fair	Packaged Unit (RTU), 4 TON [Room 12]	1	13	1433806
D3052	Classroom Buildings 11-16 Roof	Fair	Packaged Unit (RTU), 4 TON	1	13	1433753
D3052	Classroom Buildings 11-16 Roof	Fair	Packaged Unit (RTU), 4 TON [B14]	1	13	1433714
D3052	Classroom Buildings 11-16 Roof	Fair	Packaged Unit (RTU), 4 TON [Room 11]	1	13	1433545
Electrical						
D5012	Classroom Buildings 11-16 Electrical room	Fair	Secondary Transformer, 45 kVA	1	4	1433533
D5012	Classroom Buildings 11-16 Electrical Room	Fair	Secondary Transformer, 15 kVA	1	4	1433526
D5019	Classroom Building 11-16	Fair	Full Electrical System Upgrade, Medium Density/Complexity	7,189 SF	9	1480826
D5022	Classroom Buildings 11-16 Exterior	Fair	Incandescent Lighting Fixture, 200 WATT	12	2	1433598
D5029	Classroom Buildings 11-16	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,188 SF	4	1435016
Fire Alarm & Comm						
D5037	Classroom Building 11-16	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	7,189 SF	6	1480827
Equipment/Special						
E2012	Classroom Buildings 11-16	Fair	Kitchen Cabinetry, Stock Hardwood	260 LF	5	1433623
Follow-up Studies						
P000X	Classroom Building 11-16	Poor	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	1480862

Camino Real Elementary School / Classrooms #17-22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Buildings 17-22 Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	7,190 SF	2	1446810
B2011	Classroom Buildings 17-22 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	14,336 SF	19	1433694
B2011	Classrooms Building 17-22 Exterior	Poor	Exterior Wall, Stucco, 1-2 Stories, Repair	480 SF	0	1434675
B2021	Classroom Buildings 17-22 Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	80	5	1446815
B2031	Classroom Buildings 18-21	Fair	Exterior Door, Aluminum-Framed Partially-Glazed	18	4	1433535
B2031	Classroom Buildings 17-22	Fair	Exterior Door, Aluminum-Framed Partially-Glazed	18	3	1446820
B2032	Classroom Buildings 17-22	Fair	Exterior Door, Steel	3	9	1446806
Roofing						
B3011	Classroom Buildings 17-22 Roof	Excellent	Roof, Asphalt Shingle 30-Year	1,660 SF	30	1446819
B3011	Classroom Buildings 17-22	Excellent	Roof, Single-Ply TPO/PVC Membrane	8,188 SF	20	1446793
Interiors						
C1017	Classroom Buildings 17-22	Fair	Interior Window, 24 SF	4	9	1446801
C1021	Classroom Buildings 17-22	Fair	Interior Door, Steel Fire, 90-Minutes and Over	5	9	1446807
C1021	Classroom Buildings 17-22	Fair	Interior Door, Steel	2	9	1446795
C1021	Classroom Buildings 17-22	Fair	Interior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	8	9	1446809
C1021	Classroom Buildings 17-22	Fair	Interior Door, Wood Solid-Core	7	9	1446804
C1031	Classroom Buildings 17-22	Fair	Toilet Partitions, Metal	6	5	1446791
C3012	Classroom Buildings 17-22	Fair	Interior Wall Finish, Wallpaper	4,352 SF	2	1446802
C3012	Classroom Buildings 17-22	Fair	Interior Wall Finish, Ceramic Tile	460 SF	9	1446790
C3024	Classroom Buildings 17-22	Fair	Interior Floor Finish, Vinyl Tile (VCT)	690 SF	6	1446798
C3024	Classroom Buildings 17-22	Fair	Interior Floor Finish, Ceramic Tile	720 SF	9	1446796
C3024	Classroom Buildings 17-22	Fair	Interior Floor Finish, Vinyl Sheeting	360 SF	5	1446792
C3025	Classroom Buildings 17-22	Fair	Interior Floor Finish, Carpet Commercial Tile	6,418 SF	3	1446797
C3031	Classroom Buildings 17-22	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	450 SF	3	1446808
C3032	Classroom Buildings 17-22	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,738 SF	3	1446803
Plumbing						
D2011	Classroom Buildings 17-22 Restroom	Fair	Toilet, Commercial Water Closet	8	4	1446816
D2012	Classroom Buildings 17-22 Restroom	Fair	Urinal, Standard	5	5	1446817
D2014	Classroom Buildings 17-22	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	5	1446805
D2014	Classroom Buildings 17-22 Electrical room	Fair	Service Sink, Wall-Hung	1	4	1433627

Camino Real Elementary School / Classrooms #17-22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Classroom Buildings 17-22 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	4	1446818
D2023	Classroom Buildings 17-22 Electrical room	Fair	Water Heater, 40 GAL	1	9	1433589
D2029	Classroom Building 17-22	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,189 SF	9	1480831
Fire Suppression						
D4019	Classroom Buildings 17-22	Fair	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	8,188 SF	5	1446794
D4031	Classroom Buildings 17-22	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	1446799
HVAC						
D3041	Classroom Building #17-22	Fair	HVAC System Ductwork, Medium Density	482 SF	5	1447433
D3042	Classroom Buildings 17-22 Roof	Fair	Exhaust Fan, 275 CFM	1	4	1433524
D3042	Classroom Buildings 17-22 Roof	Fair	Exhaust Fan, 125 CFM	1	3	1433787
D3042	Classroom Buildings 17-22 Roof	Fair	Exhaust Fan, 125 CFM	1	3	1433764
D3042	Classroom Buildings 17-22	Fair	Exhaust Fan, 100 CFM	1	2	1433624
D3042	Classroom Buildings 17-22 Roof	Fair	Exhaust Fan, 125 CFM	1	3	1433525
D3052	Classroom Buildings 17-22 Roof	Fair	Packaged Unit (RTU) #17, 4 TON [F17]	1	13	1433826
D3052	Classroom Buildings 17-22 Roof	Fair	Packaged Unit (RTU) #21, 4 TON [F21]	1	13	1433797
D3052	Classroom Buildings 17-222 Roof	Fair	Packaged Unit (RTU) #18, 4 TON [F18]	1	13	1433640
D3052	Classroom Buildings 17-22 Roof	Fair	Packaged Unit (RTU) ACT4, 2 TON [ACT4]	1	13	1433811
D3052	Classroom Buildings 17-22 Roof	Fair	Packaged Unit (RTU) #20, 4 TON [F20]	1	13	1433743
D3052	Classroom Buildings 17-22 Roof	Fair	Packaged Unit (RTU) ACT3, 2 TON [ACT3]	1	13	1433841
D3052	Classroom Buildings 17-22 Roof	Fair	Packaged Unit (RTU) #22, 4 TON [F22]	1	13	1433772
D3052	Classroom Buildings 17-22 Roof	Fair	Packaged Unit (RTU) #19, 5 TON [Room 19]	1	18	1433720
Electrical						
D5012	Classroom Buildings 17-22 Electrical room	Fair	Main Distribution Panel-200 AMP, 200 AMP [FLTG]	1	6	1446812
D5012	Classroom Buildings 17-22 Electrical room	Fair	Main Distribution Panel-200 AMP, 277/480 V, 200 Amp [LF]	1	6	1446813
D5012	Classroom Buildings 17-22 Electrical Room	Fair	Secondary Transformer, 45 kVA	1	4	1433645
D5012	Classroom Buildings 17-22 Electrical room	Fair	Main Distribution Panel-2225 AMP, 225 AMP [PNL.HP]	1	6	1446811
D5019	Classroom Building 17-22	Fair	Full Electrical System Upgrade, Medium Density/Complexity	7,189 SF	9	1480832
D5022	Classroom Buildings 17-22 Exterior	Fair	Incandescent Lighting Fixture, 200 WATT	12	2	1446814
D5029	Classroom Buildings 17-22	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,188 SF	4	1446800
Fire Alarm & Comm						
D5037	Classroom Building 17-22	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	7,189 SF	6	1480833

Camino Real Elementary School / Classrooms #17-22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment/Special						
E2012	Classroom Buildings 17-22	Fair	Kitchen Cabinetry, Stock Hardwood	260 LF	5	1446789

Camino Real Elementary School / Classrooms #28-33

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Classroom Building 28-33 Exterior	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	130 LF	4	1433662
B1015	Classroom Building 28-33 Exterior	Fair	Exterior Stairs, Metal or Pan-Filled	80 SF	26	1433683
Facade						
B2011	Classroom Building 28-33 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	7,224 SF	2	1433629
B2021	Classroom Buildings 28-33 Exterior	Fair	Window, 24 SF	16	16	1433737
B2032	Classroom Building 28-33 Exterior	Fair	Exterior Door, Steel	6	26	1433555
Roofing						
B3011	Classroom Building 28-33 Roof	Fair	Roof, Modified Bituminous	3,788 SF	6	1433781
Interiors						
C1011	Classroom Building 28-33	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	3,584 SF	37	1433551
C3025	Classroom Building 28-33	Fair	Interior Floor Finish, Carpet Commercial Tile	5,680 SF	3	1433839
C3032	Classroom Buildings 28-33	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,680 SF	11	1433613
Elevators						
D1011	Classroom Building 28-31 Elevator closet	Fair	Elevator Controls, 1 CAR, Modernize	1	7	1431722
D1011	Classroom Building 28-31 Elevator closet	Fair	Elevator, 2500 LB, Renovate	1	17	1431726
D1019	Classroom Building 28-31 Elevator	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1	4	1431728
Plumbing						
D2014	Classroom Building 28-33	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	16	1433539
D2023	Classroom Building 28-33 Attic	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	3	1435701
D2029	Classroom Building 28-33	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,680 SF	9	1480834
Fire Suppression						
D4019	Classroom Building 28-33	Fair	Sprinkler Heads (per SF)	6,958 SF	11	1433530
D4031	Classroom Building 28-33	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	1433731
HVAC						
D3041	Classroom Building #23-33	Fair	HVAC System Ductwork, Medium Density	680 SF	17	1447434

Camino Real Elementary School / Classrooms #28-33

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Classroom Building 28-33 Roof	Fair	Packaged Unit (RTU), 5 TON [Room 28]	1	7	1433696
D3052	Classroom Building 28-33 Roof	Fair	Packaged Unit (RTU), 5 TON [Room 29]	1	7	1433668
D3052	Classroom Building 28-33 Roof	Fair	Packaged Unit (RTU), 5 TON [Room 31]	1	7	1433626
D3052	Classroom Building 28-33 Roof	Fair	Packaged Unit (RTU), 5 TON [Room 32]	1	7	1433713
D3052	Classroom Building 28-33 Roof	Fair	Packaged Unit (RTU), 5 TON [Room 30]	1	7	1433783
D3052	Classroom Building 28-33 Roof	Fair	Packaged Unit (RTU), 5 TON [Room 32]	1	7	1433552
Electrical						
D5019	Classroom 28-33	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,680 SF	9	1480835
D5022	Classroom Building 28-33 Exterior	Fair	Incandescent Lighting Fixture, Basic, 200 W	7	6	1433601
D5029	Classrooms Buildings 28-33	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,680 SF	6	1433622
D5092	Classroom Building 28-33 Exterior	Fair	Exit Sign Light Fixture, LED	2	2	1433550
Fire Alarm & Comm						
D5037	Classroom Building 28-33	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,680 SF	6	1480836
Equipment/Special						
E2012	Classroom Building 28-33	Fair	Kitchen Cabinetry, Stock Hardwood	220 LF	6	1433661

Camino Real Elementary School / Classrooms #3-5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Buildings 3-5 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	3,660 SF	2	1447177
B2011	Classroom Buildings 3-52 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	3,660 SF	19	1447176
B2021	Classroom Buildings 3-5 Exterior	Fair	Window, 24 SF	30	4	1447188
B2031	Classroom Buildings 3-5 Exterior	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	6	4	1447175
Roofing						
B3011	Classroom Buildings 3-5 Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	3,525 SF	20	1447185
Interiors						
C3012	Classroom Buildings 3-5	Fair	Interior Wall Finish, Wallpaper	3,216 SF	2	1447182
C3025	Classroom Buildings 3-5	Fair	Interior Floor Finish, Carpet Commercial Tile	2,760 SF	6	1447181
C3032	Classroom Buildings 3-5	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,760 SF	4	1447180
Plumbing						
D2014	Classroom Buildings 3-5	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	4	1447186

Camino Real Elementary School / Classrooms #3-5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Classroom Building 3-5	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,760 SF	9	1480837
Fire Suppression						
D4019	Classroom Buildings 3-5	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	2,760 SF	5	1447187
D4031	Classroom Buildings 3-5	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1447178
HVAC						
D3041	Classroom Building #3-5	Fair	HVAC System Ductwork, Low Density	60 SF	5	1447432
D3052	Classroom Buildings 1-10 Roof	Excellent	Packaged Unit (RTU) #5, 5 TON [#5]	1	20	1433699
D3052	Classroom Buildings 1-10 Roof	Fair	Packaged Unit (RTU) #3, 5 TON [Room 3]	1	9	1433802
D3052	Classroom Buildings 1-10 Roof	Fair	Packaged Unit (RTU) #4, 4 TON [Room 4]	1	12	1433831
Electrical						
D5019	Classroom Building 3-5	Fair	Full Electrical System Upgrade, Medium Density/Complexity	2,760 SF	9	1480838
D5022	Classroom Buildings 3-5 Exterior	Fair	Incandescent Lighting Fixture, 200 WATT	2	2	1447179
D5029	Classroom Buildings 3-5	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,760 SF	4	1447184
Fire Alarm & Comm						
D5037	Classroom Building 3-5	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	2,760 SF	6	1480839
Equipment/Special						
E2012	Classroom Buildings 3-5	Fair	Kitchen Cabinetry, Stock Hardwood	96 LF	6	1447183

Camino Real Elementary School / Classrooms #6-10

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Buildings 6-10 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	5,100 SF	2	1447191
B2011	Classroom Buildings 6-10 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	5,100 SF	19	1447190
B2021	Classroom Buildings 6-10 Exterior	Fair	Window, 24 SF	50	4	1447202
B2031	Classroom Buildings 6-10 Exterior	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	10	4	1447189
Roofing						
B3011	Classroom Buildings 6-10 Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	5,875 SF	20	1447199
Interiors						
C3012	Classroom Buildings 6-10	Fair	Interior Wall Finish, Wallpaper	5,360 SF	2	1447196
C3025	Classroom Buildings 6-10	Fair	Interior Floor Finish, Carpet Commercial Tile	4,600 SF	6	1447195
C3032	Classroom Buildings 6-10	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,600 SF	4	1447194

Camino Real Elementary School / Classrooms #6-10

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2014	Classroom Buildings 6-10	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	4	1447200
D2029	Classroom Building 6-10	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,600 SF	9	1480840
Fire Suppression						
D4019	Classroom Buildings 6-10	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	4,600 SF	5	1447201
D4031	Classroom Buildings 6-10	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	6	1447192
HVAC						
D3052	Classroom Buildings 6-10 Roof	Fair	Packaged Unit (RTU), 4 TON [Room 7]	1	11	1433681
D3052	Classroom Buildings 6-10 Roof	Fair	Packaged Unit (RTU), 4 TON [P6]	1	13	1433716
D3052	Classroom Buildings 6-10 Roof	Fair	Packaged Unit (RTU), 4 TON [P8]	1	13	1433540
D3052	Classroom Buildings 6-10 Roof	Fair	Packaged Unit (RTU), 4 TON [P9]	1	13	1433556
D3052	Classroom Buildings 6-10 Roof	Fair	Packaged Unit (RTU), 4 TON [#10]	1	9	1433805
Electrical						
D5019	Classroom Building 6-10	Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,600 SF	9	1480841
D5022	Classroom Buildings 6-10 Exterior	Fair	Incandescent Lighting Fixture, 200 WATT	2	2	1447193
D5029	Classroom Buildings 6-10	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,600 SF	4	1447198
Fire Alarm & Comm						
D5037	Classroom Building 6-10	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	4,600 SF	6	1480842
Equipment/Special						
E2012	Classroom Buildings 6-10	Fair	Kitchen Cabinetry, Stock Hardwood	160 LF	6	1447197

Camino Real Elementary School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Multi-purpose Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	5,012 SF	5	1433635
B2011	Multi-purpose Building	Fair	Exterior Wall, Stucco, 1-2 Stories	5,012 SF	19	1433657
B2021	Multi-purpose Building	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	22	5	1433548
B2031	Multi-purpose Building	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	9	4	1433649
B2032	Multi-purpose Building	Fair	Exterior Door, Steel	5	9	1433658
B2034	Multi-purpose Building Kitchen	Fair	Overhead Door, 56 SF	1	13	1433695
Roofing						
B3011	Multi-purpose Building Roof	Excellent	Roof, Asphalt Shingle 30-Year	620 SF	30	1433769

Camino Real Elementary School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Multi-purpose Building Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	5,130 SF	20	1433820
Interiors						
C1012	Multi-purpose Building/ Kitchen	Fair	Movable Partitions, Fabric Office 6' Height	30 LF	3	1433782
C1021	Multi-purpose Building/ Kitchen	Fair	Interior Door, Steel	2	9	1433664
C1021	Multi-purpose Building	Fair	Interior Door, Steel Fire, 90-Minutes and Over	2	9	1433523
C1021	Multi-purpose Building/ Kltchen	Fair	Interior Door, Wood Solid-Core	2	9	1433733
C1031	Multi-Purpose Building/ Kitchen Restrooms	Fair	Toilet Partitions, Metal	3	5	1435494
C3012	Multi-purpose Building	Fair	Interior Wall Finish, Ceramic Tile	780 SF	9	1433595
C3012	Multi-Purpose Building/ Kitchen	Fair	Interior Wall Finish, any surface, Prep & Paint	680 SF	2	1435974
C3012	Multi-purpose Building	Fair	Interior Wall Finish, Wallpaper	816 SF	2	1433580
C3012	Multi-purpose Building	Fair	Interior Wall Finish, Wood Paneling	240 SF	5	1433660
C3024	Multi-purpose Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,805 SF	3	1433606
C3024	Multi-Purpose Building Custodian office	Fair	Interior Floor Finish, Linoleum	560 SF	6	1433829
C3024	Multi-purpose Building Restroom	Fair	Interior Floor Finish, Ceramic Tile	550 SF	9	1433636
C3025	Multi-purpose Building	Fair	Interior Floor Finish, Carpet Commercial Tile	576 SF	6	1433751
C3031	Multi-purpose Building/ Kltchen	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,830 SF	6	1433692
C3032	Multi-purpose Building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	520 SF	4	1433532
Plumbing						
D2011	Multi-purpose Building Restroom	Fair	Toilet, Commercial Water Closet	3	4	1433762
D2012	Multi-purpose Building Restroom	Fair	Urinal, Standard	2	4	1433584
D2014	Multi-purpose Building Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	4	1433825
D2014	Multi-purpose Building Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	4	1433838
D2014	Multi-Purpose Building Utility closet	Fair	Service Sink, Floor	1	4	1433691
D2018	Multi-purpose Building	Fair	Drinking Fountain, Interior	1	2	1433593
D2023	Multi-purpose Building RM 301	Fair	Water Heater, 40 GAL	1	2	1433808
D2029	MPR/ Kitchen Building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,130 SF	0	1480843
Fire Suppression						
D4019	Multi-Purpose Building/ Kitchen Riser Room	Fair	Fire Riser	1	9	1433603
D4019	Multi-purpose Building Stage Area	Fair	Sprinkler Heads (per SF)	612 SF	2	1433669
D4031	Multi-purpose Building Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1433773
D4031	Multi-purpose Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1433654

Camino Real Elementary School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4091	Multi-purpose Building/ Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	6 LF	6	1433715
HVAC						
D3042	Multi-purpose Building Roof	Fair	Exhaust Fan, 350 CFM	1	4	1433650
D3042	Multi-purpose Building Roof	Fair	Exhaust Fan, 250 CFM	1	3	1433676
D3042	Multi-purpose Building Roof	Fair	Exhaust Fan, 250 CFM	1	3	1433828
D3042	Multi-purpose Building Roof	Fair	Exhaust Fan, 250 CFM	1	3	1433767
D3052	Multi-purpose Building Roof	Fair	Packaged Unit (RTU), 3 TON [KITCHEN]	1	13	1433792
D3052	Multi-purpose Building Roof	Fair	Packaged Unit (RTU), 5 TON [MPR-2]	1	13	1433528
D3052	Multi-purpose Building Roof	Fair	Packaged Unit (RTU), 2.5 TON [STAGE]	1	13	1433779
D3052	Multi-purpose Building Roof	Fair	Packaged Unit (RTU), 5 TON [MPR-1]	1	8	1433637
D3094	Multi-purpose Building Kitchen	Fair	Air Curtain, 1000 CFM	1	3	1433817
Electrical						
D5012	Multi-Purpose Building Electrical room	Fair	Main Distribution Panel, 200 AMP	1	5	1433755
D5012	Multi-Purpose Building Electrical room	Fair	Building/Main Switchboard, 800 AMP	1	9	1433542
D5012	Multi-Purpose Building/ Kitchen Electrical room	Fair	Secondary Transformer, 45 kVA	1	27	1433799
D5019	MPR/ Kitchen Building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,130 SF	9	1480844
D5022	Multi-purpose Building Exterior	Fair	Incandescent Lighting Fixture, 200 WATT	3	2	1433575
D5029	Multi-purpose Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,130 SF	4	1433616
D5092	Multi-purpose Building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1433558
D5092	Multi-purpose Building	Fair	Exit Sign Light Fixture, LED	4	6	1433594
Fire Alarm & Comm						
D5037	MPR/ Kitchen Building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,130 SF	4	1480845
Equipment/Special						
E1093	Multi-purpose Building Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	2	1433573
E1093	Multi-purpose Building Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	2	1433846
E1093	Multi-purpose Building Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	3	1433538
E1093	Multi-purpose Building Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1433736
E1093	Multi-purpose Building Kitchen	Fair	Commercial Kitchen, Food Warmer	1	4	1433680
E1093	Multi-purpose Building Kitchen	Fair	Commercial Kitchen, 6 LF	1	3	1433536
E1093	Multi-purpose Building Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1433752
E1093	Multi-purpose Building Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	2	1433686

Camino Real Elementary School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pavement						
G2035	Multi-purpose Building Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	50 LF	19	1433614
Site Development						
G2045	Multi-purpose Building	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	12	3	1433718
Follow-up Studies						
P000X	MPR/ Kitchen Building	Poor	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	1480878

Camino Real Elementary School / Portable Classroom #23

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 23 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1434702
B2011	Portable Building 23 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	5	1433803
B2021	Portable Buildings 23 Exterior	Fair	Single-Pane Glass Window, Steel 24 SF, 1-2 Stories	2	2	1433684
B2032	Portable Building 23 Exterior	Fair	Exterior Door, Steel	1	9	1433810
Roofing						
B3011	Portable Buildings 23 Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	1,128 SF	20	1433711
Interiors						
C1011	Portable Buildings 23	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	19	1433702
C3025	Portable Buildings 23	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1433848
C3032	Portable Buildings 23	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1433618
Fire Suppression						
D4019	Portable Buildings 23	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1433818
D4031	Portable Buildings 23	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1433816
HVAC						
D3052	Portable Buildings 23 Exterior	Fair	Heat Pump #23, Wall-Mounted, 3.5 to 4 Ton [PC #23]	1	13	1433541
Electrical						
D5019	Portable Building 23	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	9	1480847
D5022	Portable Buildings 23 Exterior	Fair	Light Fixture, Metal Halide, 150 W	1	11	1433570
D5029	Portable Buildings 23	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	4	1435017
Fire Alarm & Comm						
D5037	Portable Building 23	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	4	1480848

Camino Real Elementary School / Portable Classroom #23

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pavement						
G2035	Portable Buildings 23 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	19	1433758

Camino Real Elementary School / Portable Classroom #24

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 24 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447270
B2011	Portable Building 24 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	13	1447271
B2021	Portable Buildings 24 Exterior	Fair	Single-Pane Glass Window, Steel 24 SF, 1-2 Stories	2	13	1447279
B2032	Portable Building 24 Exterior	Fair	Exterior Door, Steel	1	23	1447268
Roofing						
B3011	Portable Buildings 24 Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	1,128 SF	20	1447278
Interiors						
C1011	Portable Buildings 24	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1447275
C3025	Portable Buildings 24	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1447274
C3032	Portable Buildings 24	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1447273
Fire Suppression						
D4019	Portable Buildings 24	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1447280
D4031	Portable Buildings 24	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1447272
HVAC						
D3052	Portable Buildings 24 Exterior	Fair	Heat Pump #24, Wall-Mounted, 3.5 to 4 Ton [PC #24]	1	13	1433761
Electrical						
D5019	Portable Building 24	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	23	1480850
D5022	Portable Buildings 24 Exterior	Fair	Light Fixture, Metal Halide, 150 W	1	11	1447276
D5029	Portable Buildings 24	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	3	1447277
Fire Alarm & Comm						
D5037	Portable Building 24	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	3	1480851
Pavement						
G2035	Portable Buildings 24 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	33	1447269
Camino Real Elementary School / Portable Classroom #25						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID

Camino Real Elementary School / Portable Classroom #25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 25 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447283
B2011	Portable Building 25 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	13	1447284
B2021	Portable Buildings 25 Exterior	Fair	Single-Pane Glass Window, Steel 24 SF, 1-2 Stories	2	13	1447292
B2032	Portable Building 25 Exterior	Fair	Exterior Door, Steel	1	23	1447281
Roofing						
B3011	Portable Buildings 25 Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	1,128 SF	20	1447291
Interiors						
C1011	Portable Buildings 25	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1447288
C3025	Portable Buildings 25	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1447287
C3032	Portable Buildings 25	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1447286
Fire Suppression						
D4019	Portable Buildings 25	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1447293
D4031	Portable Buildings 25	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1447285
HVAC						
D3052	Portable Buildings 25 Exterior	Fair	Heat Pump #25, Wall-Mounted, 3.5 to 4 Ton [PC #25]	1	13	1433677
Electrical						
D5019	Portable Building 25	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	23	1480853
D5022	Portable Buildings 25 Exterior	Fair	Light Fixture, Metal Halide, 150 W	1	11	1447289
D5029	Portable Buildings 25	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	3	1447290
Fire Alarm & Comm						
D5037	Portable Building 25	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	3	1480854
Pavement						
G2035	Portable Buildings 25 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	33	1447282

Camino Real Elementary School / Portable Classroom #26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1014	Portable Buildings 26 Exterior	Fair	Exterior Ramp, Wood	60 SF	4	1447295
Facade						
B2011	Portable Building 26 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447296

Camino Real Elementary School / Portable Classroom #26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Portable Building 26 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	13	1447297
B2021	Portable Buildings 26 Exterior	Fair	Single-Pane Glass Window, Steel 24 SF, 1-2 Stories	2	13	1447305
B2032	Portable Building 26 Exterior	Fair	Exterior Door, Steel	1	9	1447294
Roofing						
B3011	Portable Buildings 26 Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	1,128 SF	20	1447304
Interiors						
C1011	Portable Buildings 26	Fair	Interior Fiberboard Wall Construction, Fiberboard Panel	1,170 SF	33	1447301
C3025	Portable Buildings 26	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1447300
C3032	Portable Buildings 26	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1447299
Fire Suppression						
D4019	Portable Buildings 26	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1447306
D4031	Portable Buildings 26	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1447298
HVAC						
D3052	Portable Buildings 26 Exterior	Poor	Heat Pump #26, Wall-Mounted, 3.5 to 4 Ton [PC #26]	1	1	1433844
Electrical						
D5019	Portable Building 26	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	23	1480856
D5022	Portable Buildings 26 Exterior	Fair	Light Fixture, Metal Halide, 150 W	1	11	1447302
D5029	Portable Buildings 26	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	3	1447303
Fire Alarm & Comm						
D5037	Portable Building 26	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	3	1480857

Camino Real Elementary School / Portable Classroom #27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 27 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	5	1447310
B2011	Portable Building 27 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447309
B2021	Portable Buildings 27 Exterior	Fair	Single-Pane Glass Window, Steel 24 SF, 1-2 Stories	2	2	1447318
B2032	Portable Building 27 Exterior	Fair	Exterior Door, Steel	1	9	1447307
Roofing						
B3011	Portable Buildings 27 Roof	Excellent	Roof, Single-Ply TPO/PVC Membrane	1,128 SF	20	1447317
Interiors						

Camino Real Elementary School / Portable Classroom #27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Portable Buildings 27	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	19	1447314
C3025	Portable Buildings 27	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1447313
C3032	Portable Buildings 27	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1447312
Fire Suppression						
D4019	Portable Buildings 27	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1447319
D4031	Portable Buildings 27	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1447311
HVAC						
D3052	Portable Buildings 27 Exterior	Poor	Heat Pump #27, Wall-Mounted, 3.5 to 4 Ton [PC #27]	1	1	1433615
Electrical						
D5019	Portable Building 27	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	9	1480887
D5022	Portable Buildings 27 Exterior	Fair	Light Fixture, Metal Halide, 150 W	1	11	1447315
D5029	Portable Buildings 27	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	4	1447316
Fire Alarm & Comm						
D5037	Portable Building 27	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	4	1480886
Pavement						
G2035	Portable Buildings 27 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	19	1447308

Camino Real Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	3	3	1433609
D2018	Playground	Poor	Drinking Fountain, Outside/Site Style	1	2	1431723
Fire Suppression						
D4011	Near Playground	Fair	Backflow Preventer, 8 INCH	1	18	1431720
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 600 AMP [DB-1]	1	9	1433572
D5012	Site	Fair	Secondary Transformer, 112.5 kVA	1	27	1433639
D5012	Site	Fair	Building/Main Switchboard, 400 AMP [TSDP]	1	9	1433763
D5012	Site	Fair	Secondary Transformer, 112.5 kVA	1	5	1433689
D5012	Site	Fair	Secondary Transformer, 75 kVA	1	3	1433534
D5012	Site	Fair	Main Distribution Panel, 400 AMP	1	3	1433774

Camino Real Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Site	Fair	Light Fixture, 250 WATT	1	16	1433823
D5022	Site	Fair	Light Fixture, 400 WATT	8	13	1433791
D5022	Site	Fair	Light Fixture, 250 WATT	11	16	1433748
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	31,272 SF	2	1433795
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	31,272 SF	10	1433543
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	16,647 SF	19	1433837
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	1,850 LF	9	1433576
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	680 LF	9	1433554
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	9	1433790
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	3	1433588
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	3	5	1433652
G2047	Kindergarten Playground	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	1,600 SF	10	1431718
G2047	Playground	Fair	Play Structure, Very Small	3	5	1431721
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt	33,440 SF	6	1431729
G2047	Playground	Fair	Sports Apparatus, Basketball Backstop	8	8	1431719
G2047	Playground	Fair	Play Structure, Small	6	12	1431730
G2047	Playground	Poor	Play Surfaces & Sports Courts, Poured-in-place Rubber	8,235 SF	2	1431725
G2047	Kindergarten Playground	Fair	Play Structure, Very Small	1	6	1431715
G2047	Kindergarten Playground	Fair	Play Structure, Medium	1	15	1431727
G2047	Playground	Fair	Play Structure, Swing Set only, 4 Seats	3	5	1431724
G2047	Playground	Poor	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	33,440 SF	2	1431716
G2048	Site	Fair	Flagpole, Metal	1	5	1433830
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	40 LF	9	1433712
G2049	Playground	Fair	Prefabricated/Ancillary Building or Structure, All Components	1,240 SF	20	1431717
Landscaping						
G2057	Site	Poor	Irrigation System, Replace/Install	98,450 SF	2	1433559
Site Lighting						
G4021	Site	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	9	1433789
Follow-up Studies						

Camino Real Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
P000X	Site	Poor	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	1	0	1433564

Camino Real Elementary School / Site Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Site Restroom Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	846 SF	3	1447323
B2011	Site Restroom Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	846 SF	37	1447326
B2032	Site Restroom Exterior	Fair	Exterior Door, Steel	4	27	1433834
Roofing						
B3011	Site Restroom	Fair	Roof, Modified Bituminous	380 SF	7	1447328
Interiors						
C1031	Site Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	7	1433835
C3012	Site Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,256 SF	26	1434631
C3031	Site Restroom	Fair	Interior Ceiling Finish, exposed irregular elements, Prep & Paint	380 SF	4	1447330
Plumbing						
D2011	Site Restrooms	Fair	Toilet, Commercial Water Closet	8	17	1433729
D2012	Site Restrooms	Fair	Urinal, Standard	2	17	1433724
D2014	Site Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	16	1433785
D2029	Site Restroom	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	380 SF	27	1480858
Fire Suppression						
D4019	Site Restroom	Fair	Sprinkler Heads (per EA), Full Retrofit, Low Density/Complexity	380	12	1447331
Electrical						
D5019	Site Restroom	Fair	Full Electrical System Upgrade, Medium Density/Complexity	380 SF	27	1480859
D5022	Site Restroom Exterior	Fair	Light Fixture, Metal Halide, 150 W	4	7	1433631
Fire Alarm & Comm						
D5037	Site Restroom	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	380 SF	7	1480860

Appendix E: Replacement Reserves

Table with columns: Uniformat Code, Location Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal, 2019-2039, Deficiency Repair Estimate. Includes rows for Classroom Buildings 28-33 and a totals row for Unescalated and Escalated costs.

* Markup/LocationFactor (1.107) has been included in unit costs.

Camino Real Elementary School / Classrooms #3-5

Table with columns: Uniformat Code, Location Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal, 2019-2039, Deficiency Repair Estimate. Includes rows for Classroom Buildings 3-5 and a totals row for Unescalated and Escalated costs.

* Markup/LocationFactor (1.107) has been included in unit costs.

Camino Real Elementary School / Classrooms #6-10

Table with columns: Uniformat Code, Location Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal, 2019-2039, Deficiency Repair Estimate. Includes rows for Classroom Buildings 6-10.

Replacement Reserve - AssetCALC

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
G2049	Site	1433712	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	40	31	9	40	LF	\$177.12	\$7,085										\$7,085												\$7,085
G2049	Playground	1431717	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	15	20	1240	SF	\$132.84	\$164,722																				\$164,722	\$164,722	
G2057	Site	1433559	Irrigation System, , Replace/Install	25	23	2	98450	SF	\$3.87	\$381,445			\$381,445																			\$381,445
G4021	Site	1433789	Site Pole Light, 1000 WATT, Replace/Install	20	11	9	1	EA	\$4,649.40	\$4,649										\$4,649												\$4,649
P000X	Site	1433564	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	0	0	0	1	EA	\$7,749.00	\$7,749	\$7,749																					\$7,749
Totals, Unescalated											\$7,749	\$0	\$609,068	\$39,631	\$0	\$53,357	\$247,260	\$32,199	\$84,132	\$189,463	\$158,359	\$0	\$98,619	\$2,214	\$0	\$22,140	\$2,889	\$36,184	\$27,896	\$165,854	\$164,722	\$1,941,736
Totals, Escalated (3.0% inflation, compounded annually)											\$7,749	\$0	\$646,160	\$43,305	\$0	\$61,856	\$295,241	\$39,601	\$106,576	\$247,206	\$212,821	\$0	\$140,607	\$3,251	\$0	\$34,493	\$4,636	\$59,807	\$47,492	\$290,826	\$297,506	\$2,539,135

* Markup/LocationFactor (1.107) has been included in unit costs.

Camino Real Elementary School / Site Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Site Restroom Exterior	1447323	Exterior Wall, Stucco, 1-2 Stories	10	7	3	846	SF	\$3.54	\$2,997				\$2,997									\$2,997										\$5,994
B3011	Site Restroom	1447328	Roof, Modified Bituminous, Replace	20	13	7	380	SF	\$11.07	\$4,207							\$4,207																\$4,207
C1031	Site Restrooms	1433835	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	4	EA	\$830.25	\$3,321							\$3,321																\$3,321
C3031	Site Restroom	1447330	Interior Ceiling Finish, exposed irregular elements, Prep & Paint	10	6	4	380	SF	\$2.77	\$1,052				\$1,052									\$1,052										\$2,103
D2011	Site Restrooms	1433729	Toilet, Commercial Water Closet, Replace	30	13	17	8	EA	\$1,439.10	\$11,513																	\$11,513						\$11,513
D2012	Site Restrooms	1433724	Urinal, Standard, Replace	30	13	17	2	EA	\$1,217.70	\$2,435																	\$2,435						\$2,435
D2014	Site Restrooms	1433785	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	6	EA	\$1,660.50	\$9,963																\$9,963							\$9,963
D4019	Site Restroom	1447331	Sprinkler Heads (per EA), Full Retrofit, Low Density/Complexity, Replace	25	13	12	380	EA	\$166.05	\$63,099												\$63,099											\$63,099
D5022	Site Restroom Exterior	1433631	Light Fixture, Metal Halide, 150 W, Replace	20	13	7	4	EA	\$188.19	\$753							\$753																\$753
D5037	Site Restroom	1480860	Fire Alarm System, Standard Addressable, Upgrade/Install	20	13	7	380	SF	\$4.43	\$1,683							\$1,683																\$1,683
Totals, Unescalated											\$0	\$0	\$0	\$2,997	\$1,052	\$0	\$0	\$9,963	\$0	\$0	\$0	\$0	\$63,099	\$2,997	\$1,052	\$0	\$9,963	\$13,948	\$0	\$0	\$0	\$105,070	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$3,275	\$1,184	\$0	\$0	\$12,253	\$0	\$0	\$0	\$0	\$89,964	\$4,401	\$1,591	\$0	\$15,988	\$23,054	\$0	\$0	\$0	\$151,709	

* Markup/LocationFactor (1.107) has been included in unit costs.

Appendix F: Equipment Inventory List

D10 CONVEYING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1431726	D1011	Elevator	2500 LB	Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-31 Elevator closet	Allweiler AG	SUB140R43	6962Y28 D2883-47	2006		
2	1431722	D1011	Elevator Controls	1 CAR	Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-31 Elevator closet	Motion Control Engineering Inc.	HMC-1000	3204169	2006		

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1435701	D2023	Water Heater		Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33 Attic	Bradford White	Inaccessible	Inaccessible	2005		
2	1434589	D2023	Water Heater	30 GAL	Camino Real Elementary School / Administration Building	Administration Building Janitorial Closet	Bradford White	MI303T6SN10	NG7107107	2009		
3	1433589	D2023	Water Heater	40 GAL	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Electrical room	Bradford White	U440T6FRN	GF13651187	2013		
4	1433808	D2023	Water Heater	40 GAL	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building RM 301	Bradford White	URG250T6N	SB41006703	2006		

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1433786	D3032	Ductless Split System	1.5 TON	Camino Real Elementary School / Administration Building	Administration Building Roof	Sanyo	KHS1822	0007291	1999		
2	1433624	D3042	Exhaust Fan	100 CFM	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22	Greenheck	Illegible	Illegible	1988		
3	1433787	D3042	Exhaust Fan	125 CFM	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Greenheck	No tag/plate found	No tag/plate found	1988		
4	1433764	D3042	Exhaust Fan	125 CFM	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Greenheck	Illegible	Illegible	1988		
5	1433525	D3042	Exhaust Fan	125 CFM	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Greenheck	Illegible	Illegible	1988		
6	1433608	D3042	Exhaust Fan	125 CFM	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Greenheck	Illegible	Illegible	1988		
7	1433734	D3042	Exhaust Fan	125 CFM	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Greenheck	Illegible	Illegible	2012		
8	1433765	D3042	Exhaust Fan	175 CFM	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Greenheck	Illegible	Illegible	1988		
9	1433698	D3042	Exhaust Fan	200 CFM	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Greenheck	Illegible	Illegible	1988		
10	1433676	D3042	Exhaust Fan	250 CFM	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Roof	Greenheck	GB-8-4X	88B05512	1988		
11	1433828	D3042	Exhaust Fan	250 CFM	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Roof	Greenheck			1988		
12	1433767	D3042	Exhaust Fan	250 CFM	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Roof	Greenheck			1988		
13	1433809	D3042	Exhaust Fan	250 CFM	Camino Real Elementary School / Administration Building	Administration Building Roof				1988		
14	1433524	D3042	Exhaust Fan	275 CFM	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Greenheck	Illegible	Illegible	1988		
15	1433650	D3042	Exhaust Fan	350 CFM	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Roof	Greenheck	SFB-12-4		1988		
16	1433541	D3052	Heat Pump #23 [PC #23]	3.5 TON	Camino Real Elementary School / Portable Classroom #23	Portable Buildings 23 Exterior	Brad Manufacturing	W42H1-A04VP4XXX	332D122896570-02	2012		
17	1433761	D3052	Heat Pump #24 [PC #24]	3.5 TON	Camino Real Elementary School / Portable Classroom #24	Portable Buildings 24 Exterior	Brad Manufacturing	W42H1-A04VP4XXX	332D122896578-02	2012		
18	1433677	D3052	Heat Pump #25 [PC #25]	3.5 TON	Camino Real Elementary School / Portable Classroom #25	Portable Buildings 25 Exterior	Brad Manufacturing	W42H1-A04VP4XXX	332D122896572-02	2012		
19	1433844	D3052	Heat Pump #26 [PC #26]	4 TON	Camino Real Elementary School / Portable Classroom #26	Portable Buildings 26 Exterior	AIRXCEL	AVP48HPA10NB- 1000 CI	BJ4699	1999		
20	1433615	D3052	Heat Pump #27 [PC #27]	3.5 TON	Camino Real Elementary School / Portable Classroom #27	Portable Buildings 27 Exterior	Brad Manufacturing	WH421 -A10VX4XXX	126J991369357-02			
21	1433753	D3052	Packaged Unit (RTU)	4 TON	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Trane	4YCC3048A4075AB	10053RN9H	2012		
22	1433805	D3052	Packaged Unit (RTU) [#10]	4 TON	Camino Real Elementary School / Classrooms #6-10	Classroom Buildings 6-10 Roof	Trane	4WCC3048A1000AA	8132HE09H	2008		
23	1433585	D3052	Packaged Unit (RTU) [ACT1]	2.5 TON	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Trane	4YCY4030A1075AB	120712024L	2012		
24	1433771	D3052	Packaged Unit (RTU) [ACT2]	2 TON	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Trane	4YCY4024A1064AB	12064JMB9H	2012		
25	1433709	D3052	Packaged Unit (RTU) [B13]	4 TON	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Trane	4YCC26048A4096CA	12081J4D9H	2012		
26	1433714	D3052	Packaged Unit (RTU) [B14]	4 TON	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Trane	4YCC26048A4096CA	11273HAD9H	2012		
27	1433792	D3052	Packaged Unit (RTU) [KITCHEN]	3 TON	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Roof	Trane	4YCC3036A1064AB	11342JB99H	2012		
28	1433547	D3052	Packaged Unit (RTU) [LIBRARY]	5 TON	Camino Real Elementary School / Administration Building	Administration Building Roof	Trane	4YCC26060A4120CA	12052GPW9H	2012		
29	1433596	D3052	Packaged Unit (RTU) [Lounge]	5 TON	Camino Real Elementary School / Administration Building	Administration Building Roof	Trane	4YCC3060A4096AA	8351P149H	2008		
30	1433637	D3052	Packaged Unit (RTU) [MPR-1]	5 TON	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Roof		PGAD60E1LC	G030711965	2007		
31	1433528	D3052	Packaged Unit (RTU) [MPR-2]	5 TON	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Roof	ICP	PGAD60E1LC	Illegible	2012		
32	1433625	D3052	Packaged Unit (RTU) [OFF1]	5 TON	Camino Real Elementary School / Administration Building	Administration Building Roof	Trane	4YCC26060A4120CA	12053JD09H	2012		
33	1433700	D3052	Packaged Unit (RTU) [OFFICE 2]	2 TON	Camino Real Elementary School / Administration Building	Administration Building Roof	Trane	4YCC3024B1064AA	100632GD9H	2010		
34	1433671	D3052	Packaged Unit (RTU) [P2]	4 TON	Camino Real Elementary School / Classrooms #1-2	Classroom Building 1-2 Roof	Trane	4WCZ6048A1000BA	112410561L	2012		
35	1433716	D3052	Packaged Unit (RTU) [P6]	4 TON	Camino Real Elementary School / Classrooms #6-10	Classroom Buildings 6-10 Roof	Trane	4WCZ6048A1000BA	11225HAP9H	2012		
36	1433540	D3052	Packaged Unit (RTU) [P8]	4 TON	Camino Real Elementary School / Classrooms #6-10	Classroom Buildings 6-10 Roof	Trane	4WCZ6048A1000BA	112210490L	2012		
37	1433556	D3052	Packaged Unit (RTU) [P9]	4 TON	Camino Real Elementary School / Classrooms #6-10	Classroom Buildings 6-10 Roof	Trane	4WCZ6048A1000BA	112413769L	2012		
38	1433537	D3052	Packaged Unit (RTU) [RESOURCE]	4 TON	Camino Real Elementary School / Administration Building	Administration Building Roof	Trane	4YCC26048A4096CA	11275HCK9H	2011		
39	1433735	D3052	Packaged Unit (RTU) [Room 1]	4 TON	Camino Real Elementary School / Classrooms #1-2	Classroom Buildings 1-2 Roof	Trane	4WCZ6048A1000BA	11372P3A9H	2012		
40	1433545	D3052	Packaged Unit (RTU) [Room 11]	4 TON	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Trane	4YCC26048A4096CA	11273HAA9H	2012		
41	1433806	D3052	Packaged Unit (RTU) [Room 12]	4 TON	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Trane	4YCC3048A4075AB	111713003L	2012		
42	1433696	D3052	Packaged Unit (RTU) [Room 28]	5 TON	Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33 Roof	Trane	WCC060F100BH	53950UU2H	2006		
43	1433668	D3052	Packaged Unit (RTU) [Room 29]	5 TON	Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33 Roof	Trane	WCC060F100BH	5402KY12H	2006		
44	1433783	D3052	Packaged Unit (RTU) [Room 30]	5 TON	Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33 Roof	Trane	WCC060F100BH	5401LUK2H	2006		
45	1433626	D3052	Packaged Unit (RTU) [Room 31]	5 TON	Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33 Roof	Trane	WCC060F100BH	54220BA2H	2006		
46	1433713	D3052	Packaged Unit (RTU) [Room 32]	5 TON	Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33 Roof	Trane	WCC060100BH	5401XPR2H	2006		

47	1433552	D3052	Packaged Unit (RTU) [Room 32]	5 TON	Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33 Roof	Trane	WCC060F100BH	5395MMS2H	2006			
48	1433681	D3052	Packaged Unit (RTU) [Room 7]	4 TON	Camino Real Elementary School / Classrooms #6-10	Classroom Buildings 6-10 Roof	Trane	4WCC3048A1000AA	9415KP29H	2010			
49	1433779	D3052	Packaged Unit (RTU) [STAGE]	2.5 TON	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Roof	Trane	4YCY4030A1075AB	120612609L	2012			
50	1433833	D3052	Packaged Unit (RTU) #15 [Room #15]	2 TON	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Roof	Trane	YHC048A4EMA12	324100423L				
51	1433826	D3052	Packaged Unit (RTU) #17 [F17]	4 TON	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Trane	4YICZ6048A4096CA	12082HXT9H	2012			
52	1433640	D3052	Packaged Unit (RTU) #18 [F18]	4 TON	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-222 Roof	Trane	4YICZ6048A4096CA	12081J4F9H	2012			
53	1433720	D3052	Packaged Unit (RTU) #19 [Room 19]	5 TON	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Trane	GBC060A4ELA0000000000000000000000000000	17 171550PA	2017			
54	1433743	D3052	Packaged Unit (RTU) #20 [F20]	4 TON	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Trane	4YICZ6048A4096CA	11274G9F9H	2012			
55	1433797	D3052	Packaged Unit (RTU) #21 [F21]	4 TON	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Trane	4YICZ6048A4096CA	11273HAH9H	2012			
56	1433772	D3052	Packaged Unit (RTU) #22 [F22]	4 TON	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Trane	4YICZ6048A4096CA	11273HAF9H	2012			
57	1433802	D3052	Packaged Unit (RTU) #3 [Room 3]	5 TON	Camino Real Elementary School / Classrooms #3-5	Classroom Buildings 1-10 Roof	Trane	4WCC3060A1000AA	8183X739H	2008			
58	1433831	D3052	Packaged Unit (RTU) #4 [Room 4]	4 TON	Camino Real Elementary School / Classrooms #3-5	Classroom Buildings 1-10 Roof	Trane	4WCCZ6048A1000BA	11225HLX9H	2011			
59	1433699	D3052	Packaged Unit (RTU) #5 [#5]	5 TON	Camino Real Elementary School / Classrooms #3-5	Classroom Buildings 1-10 Roof	Trane	4WCC4060A1000AA	185115159L	2019			
60	1433841	D3052	Packaged Unit (RTU) ACT3 [ACT3]	2 TON	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Trane	4YCY4024A1064AB	120512773L	2012			
61	1433811	D3052	Packaged Unit (RTU) ACT4 [ACT4]	2 TON	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Roof	Trane	4YCY4024A1064AB	12064JL99H	2012			
62	1433817	D3094	Air Curtain	1000 CFM	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen	Mars Air Systems	36CH	8801PE36CH-L	1988			

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1431720	D4011	Backflow Preventer	8 INCH	Camino Real Elementary School / Site	Near Playground	Zurn Wilkins	350ADA 8	V16952	2007		
2	1433603	D4019	Fire Riser		Camino Real Elementary School / MPR/ Kitchen Building	Multi-Purpose Building/ Kitchen Riser Room				1988		
3	1447331	D4019	Sprinkler Heads (per EA)		Camino Real Elementary School / Site Restrooms	Site Restroom				2006		380
4	1433731	D4031	Fire Extinguisher		Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33				2015		6
5	1447285	D4031	Fire Extinguisher		Camino Real Elementary School / Portable Classroom #25	Portable Buildings 25				2015		
6	1447298	D4031	Fire Extinguisher		Camino Real Elementary School / Portable Classroom #26	Portable Buildings 26				2015		
7	1433654	D4031	Fire Extinguisher		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building				2015		3
8	1433816	D4031	Fire Extinguisher		Camino Real Elementary School / Portable Classroom #23	Portable Buildings 23				2015		
9	1433628	D4031	Fire Extinguisher		Camino Real Elementary School / Classrooms #1-2	Classroom Buildings 1-2				2015		2
10	1433750	D4031	Fire Extinguisher		Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16				2015		6
11	1447178	D4031	Fire Extinguisher		Camino Real Elementary School / Classrooms #3-5	Classroom Buildings 3-5				2015		3
12	1447272	D4031	Fire Extinguisher		Camino Real Elementary School / Portable Classroom #24	Portable Buildings 24				2015		
13	1446799	D4031	Fire Extinguisher		Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22				2015		6
14	1433659	D4031	Fire Extinguisher		Camino Real Elementary School / Administration Building	Administration building				2015		6
15	1447192	D4031	Fire Extinguisher		Camino Real Elementary School / Classrooms #6-10	Classroom Buildings 6-10				2015		5
16	1447311	D4031	Fire Extinguisher		Camino Real Elementary School / Portable Classroom #27	Portable Buildings 27				2015		
17	1433773	D4031	Fire Extinguisher		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen				2015		

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1433542	D5012	Building/Main Switchboard	800 AMP	Camino Real Elementary School / MPR/ Kitchen Building	Multi-Purpose Building Electrical room	Square D	49-96436-1	UGFS	1988		
2	1433572	D5012	Building/Main Switchboard [DB-1]	600 AMP	Camino Real Elementary School / Site	Site	Square D			1988		
3	1433763	D5012	Building/Main Switchboard [TSDP]	400 AMP	Camino Real Elementary School / Site	Site	GE	3R	D0845439-T	1988		
4	1433755	D5012	Main Distribution Panel	200 AMP	Camino Real Elementary School / MPR/ Kitchen Building	Multi-Purpose Building Electrical room	Square D	49-96436-02		1988		
5	1433600	D5012	Main Distribution Panel	200 AMP	Camino Real Elementary School / Administration Building	Administration building exterior				1988		
6	1433774	D5012	Main Distribution Panel	400 AMP	Camino Real Elementary School / Site	Site	Square D	49-96436-44		1988		
7	1446812	D5012	Main Distribution Panel-200 AMP [FLTG]	200 AMP	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Electrical room	GE	Inaccessible	Inaccessible	1988		
8	1446813	D5012	Main Distribution Panel-200 AMP [LF]	200 AMP	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Electrical room	Cutler-Hammer	4LF4172409C		1988		
9	1446811	D5012	Main Distribution Panel-2225 AMP [PNL.HP]	225 AMP	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Electrical room	Cutler-Hammer	4LF41724098		1988		
10	1433639	D5012	Secondary Transformer	112.5 kVA	Camino Real Elementary School / Site	Site	Powersmiths	Esaver-80R-150-480-208	46343	2016		
11	1433689	D5012	Secondary Transformer	112.5 kVA	Camino Real Elementary School / Site	Site	Square D	112TFIS	35149-17212-072 S	1988		
12	1433526	D5012	Secondary Transformer	15 kVA	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Electrical Room	MGM Transformer Company	HS45A3B2	88-3-31388-A1	1988		
13	1433529	D5012	Secondary Transformer	45 kVA	Camino Real Elementary School / Administration Building	Administration building Janitorial Closet exterior	MGM Transformer Company	HT45A 3B2	88-3-31388-A3	1988		
14	1433533	D5012	Secondary Transformer	45 kVA	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Electrical room	MGM Transformer Company	HS25A3B2	88-3-31388-C1	1988		
15	1433799	D5012	Secondary Transformer	45 kVA	Camino Real Elementary School / MPR/ Kitchen Building	Multi-Purpose Building/ Kitchen Electrical room		Esaver-80R-45-480-208	46312	2016		
16	1433645	D5012	Secondary Transformer	45 kVA	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Electrical Room	Cutler-Hammer	CX6-453-415	475A711WAG001 R0	1988		
17	1433534	D5012	Secondary Transformer	75 kVA	Camino Real Elementary School / Site	Site	MGM Transformer Company	270-J0115	4-313880B	1988		
18	1433749	D5022	Incandescent Lighting Fixture	200 WATT	Camino Real Elementary School / Administration Building	Administration building Exterior				1988		4
19	1446814	D5022	Incandescent Lighting Fixture	200 WATT	Camino Real Elementary School / Classrooms #17-22	Classroom Buildings 17-22 Exterior				1988		12
20	1433575	D5022	Incandescent Lighting Fixture	200 WATT	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Exterior				1988		3
21	1433598	D5022	Incandescent Lighting Fixture	200 WATT	Camino Real Elementary School / Classrooms #11-16	Classroom Buildings 11-16 Exterior				1988		12
22	1447179	D5022	Incandescent Lighting Fixture	200 WATT	Camino Real Elementary School / Classrooms #3-5	Classroom Buildings 3-5 Exterior				1988		2
23	1447193	D5022	Incandescent Lighting Fixture	200 WATT	Camino Real Elementary School / Classrooms #6-10	Classroom Buildings 6-10 Exterior				1988		2
24	1433814	D5022	Incandescent Lighting Fixture	200 WATT	Camino Real Elementary School / Classrooms #1-2	Classroom Buildings 1-2 Exterior				1988		2

25	1433601	D5022	Incandescent Lighting Fixture	100 WATT	Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33 Exterior				2005		7
26	1433823	D5022	Light Fixture	250 WATT	Camino Real Elementary School / Site	Site				2015		
27	1433748	D5022	Light Fixture	250 WATT	Camino Real Elementary School / Site	Site				2015		11
28	1433791	D5022	Light Fixture	400 WATT	Camino Real Elementary School / Site	Site				2012		8
29	1447276	D5022	Light Fixture		Camino Real Elementary School / Portable Classroom #24	Portable Buildings 24 Exterior				2010		
30	1433570	D5022	Light Fixture		Camino Real Elementary School / Portable Classroom #23	Portable Buildings 23 Exterior				2010		
31	1433631	D5022	Light Fixture	100 WATT	Camino Real Elementary School / Site Restrooms	Site Restroom Exterior				2006		4
32	1447302	D5022	Light Fixture		Camino Real Elementary School / Portable Classroom #26	Portable Buildings 26 Exterior				2010		
33	1447289	D5022	Light Fixture		Camino Real Elementary School / Portable Classroom #25	Portable Buildings 25 Exterior				2010		
34	1447315	D5022	Light Fixture		Camino Real Elementary School / Portable Classroom #27	Portable Buildings 27 Exterior				2010		
35	1433579	D5037	Fire Alarm Control Panel		Camino Real Elementary School / Administration Building	Administration building	Honeywell	5820XL		2009		
36	1433558	D5092	Emergency Light		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building				2005		2
37	1433544	D5092	Exit Sign Light Fixture		Camino Real Elementary School / Administration Building	Administration building				2009		6
38	1433594	D5092	Exit Sign Light Fixture		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building				2015		4
39	1433550	D5092	Exit Sign Light Fixture		Camino Real Elementary School / Classrooms #28-33	Classroom Building 28-33 Exterior				2005		2

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1433536	E1093	Commercial 6 LF	6 LF	Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen		Inaccessible	Inaccessible	1988		
2	1433573	E1093	Commercial Convection Oven, Double		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen	Montague	Inaccessible	Inaccessible	1988		
3	1433686	E1093	Commercial Dairy Cooler/Wells		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen	Illegible	Illegible	Illegible	1988		
4	1433736	E1093	Commercial Food Warmer		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	1988		
5	1433680	E1093	Commercial Food Warmer		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen	Cres Cor	Inaccessible	Inaccessible	2005		
6	1433538	E1093	Commercial Freezer, 2-Door Reach-In		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen	True Manufacturing Co	T-49F	8415692	1988		
7	1433846	E1093	Commercial Garbage Disposal, 1 to 3 HP		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen	Doerr	LR22132	B-14133	1988		
8	1433752	E1093	Commercial Refrigerator, 2-Door Reach-In		Camino Real Elementary School / MPR/ Kitchen Building	Multi-purpose Building Kitchen	True Manufacturing Co	T-49	1-2809669	1988		

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1433789	G4021	Site Pole Light	1000 WATT	Camino Real Elementary School / Site	Site				2008		