



A Bureau Veritas Group Company

# FACILITY CONDITION ASSESSMENT

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## EMG PROJECT #:

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## DATE OF REPORT:

October 18, 2019

## ON SITE DATE:

September 16, 2019

## DEL SOL ACADEMY - TK-8 SCHOOL

11626 Forsythia Street  
Jurupa Valley, California 91752



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Main Address	11626 Forsythia Street, Jurupa Valley, CA 91752
Site Developed	2018
Property Type	Elementary School
Current Occupants	Students and Staffs
Building Area	86,556 SF
Number of Buildings	1
Date(s) of Visit	9/16/2019
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	Khoa Ngo
Reviewed By	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

## Buildings

Building Summary			
Building	Use	Constructed	Area(SF)
1	Admin / Classrooms	2018	86,556
<b>TOTAL</b>			86,556

## 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

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- The primary electrical component located next to the dumpster enclosure. Locked room and no key

## Plan Types

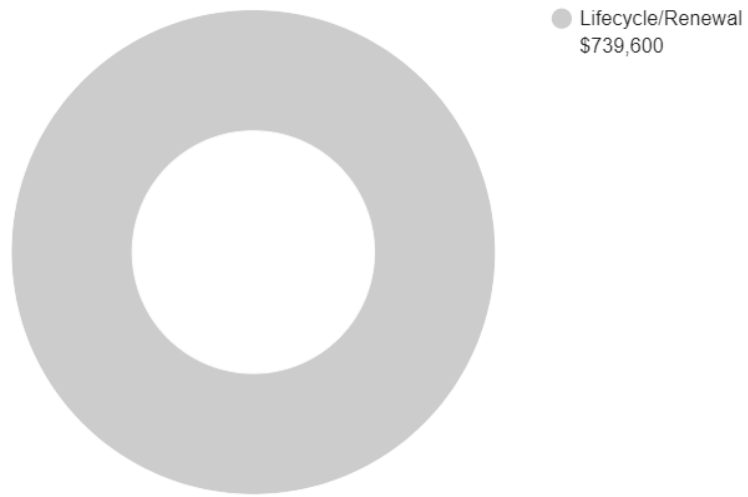
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

## Plan Type Descriptions

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

## Plan Type Descriptions

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$739,600

## Campus Findings and Deficiencies

### Historical Summary

Del Sol Academy is a transitional grade school that serves as a bridge between kindergarten to 8<sup>th</sup> grade students. The school was recently built in 2018.

### Architectural

The two-story school building was constructed in 2018. The stucco façade, brick veneer, windows, storefront glazing, and roof are original. The overall roof configuration is a combination of a flat middle and pitch at the perimeter. The roof finishes are new and is in good condition. The interior finishes are also in good condition. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

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

All MEPF systems and components are original from the 2018 campus construction and have been well-maintained. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

### Site

The parking lots and sidewalks are in good condition, and the site has been well maintained. The playgrounds and basketball courts are generally in good condition.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended 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:

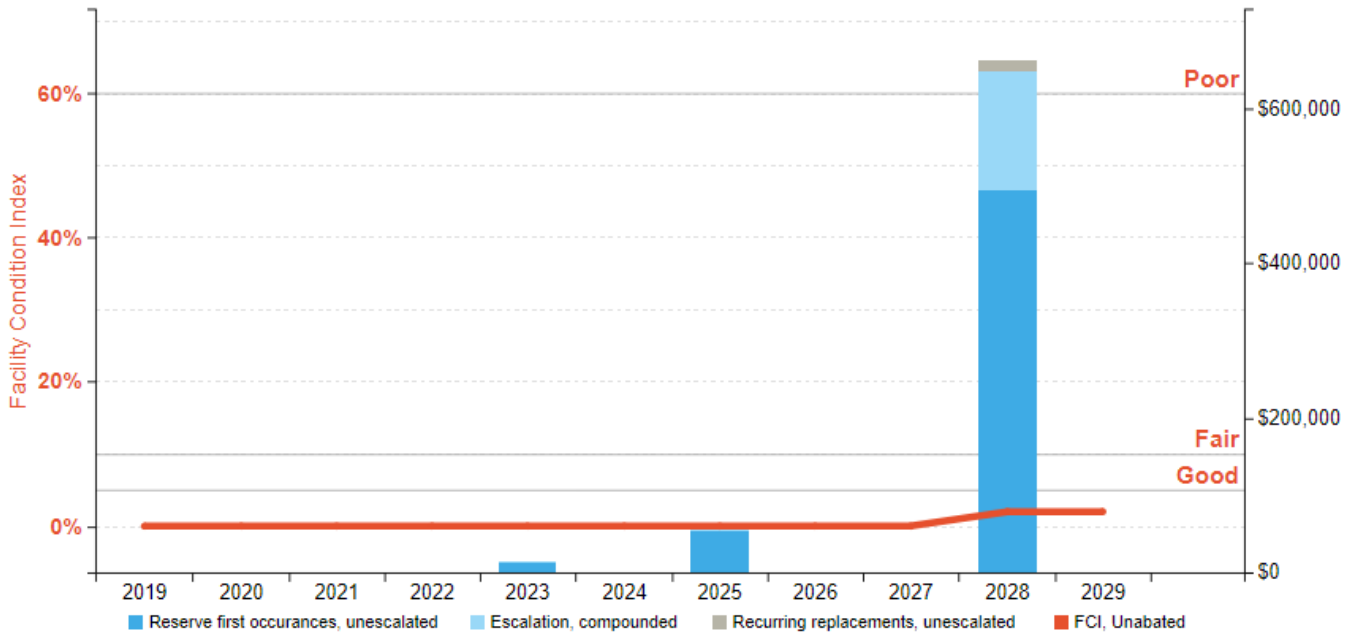
FCI Analysis   Del Sol Academy - TK-8 School (2018)			
	Replacement Value	Total SF	Cost/SF
	\$ 38,950,200	86,556	\$ 450
Current FCI			\$ 0      0.0 %
3-Year			\$ 0      0.0 %
5-Year			\$ 14,900      0.0 %
10-Year			\$ 762,700      2.0 %

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: Del Sol Academy - TK-8 School

Replacement Value: \$ 38,950,200; Inflation rate: 3.0%



Immediate Needs

None



## Key Findings

None

## 2. Building 1



### Building 1: Systems Summary

<b>Address</b>	11626 Forsythia Street, Jurupa Valley, CA 91752	
<b>Constructed/Renovated</b>	2018	
<b>Building Size</b>	86,556 SF	
<b>Number of Stories</b>	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame structure on concrete slab/ with raised floor Steel frame with concrete-topped metal decks	Good
<b>Façade</b>	Stucco with aluminum windows	Good
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Mansard construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, and vinyl Floors: Carpet, VCT, vinyl sheeting, ceramic tile, and quarry tile Ceilings: Painted gypsum board and ACT	Good
<b>Elevators</b>	Traction: One car serving all two floors Wheelchair lifts	Good
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas and Electric water heaters Toilets, urinals, and sinks in all restrooms	Good

Building 1: Systems Summary		
<b>HVAC</b>	Individual packaged and condensing units Supplemental components: ductless split-systems and make-up air unit	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets, kitchen hood system	Good
<b>Electrical</b>	Source & Distribution: Main switchboard Interior Lighting: T-8 and CFL Emergency: none	Good
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	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
Facade	-	-	-	-	-	-
Roofing	-	-	-	\$109,500	\$1,067,000	\$1,176,500
Interiors	-	-	-	\$477,200	\$1,353,700	\$1,830,900
Elevators	-	-	-	-	\$24,700	\$24,700
Plumbing	-	-	-	-	\$68,600	\$68,600
Fire Suppression	-	-	-	\$11,200	\$15,100	\$26,300
HVAC	-	-	-	-	\$1,426,600	\$1,426,600
Electrical	-	-	-	\$5,400	\$1,355,100	\$1,360,500
Fire Alarm & Comm	-	-	-	\$3,400	\$978,800	\$982,300
Equipment/Special	-	-	-	\$37,400	\$767,200	\$804,600
Site Development	-	-	\$14,500	\$16,800	\$452,100	\$483,300
Pavement	-	-	-	\$64,200	\$176,200	\$240,400
Site Lighting	-	-	-	-	\$175,800	\$175,800
Landscaping	-	-	-	-	-	-
<b>TOTALS</b>	-	-	<b>\$14,500</b>	<b>\$725,100</b>	<b>\$7,860,900</b>	<b>\$8,600,500</b>

### 3. Site Summary



Site Information		
<b>Lot Size</b>	11 acres	
<b>Parking Spaces</b>	89 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Concrete lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	Building-mounted, Property entrance signage, wrought iron and chain-link fencing, and CMU dumpster enclosures Playgrounds and sports courts with bleachers, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Good
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Good
<b>Ancillary Structures</b>	Steel-framed canopy	Good
Key Issues and Findings	none	

See Appendix D for the Component Condition Table.

## 4. 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 2018. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated pending 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.

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

Building 1: Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Site: Accessibility Issues

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

**Reference Guide**

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

## 5. Purpose and Scope

### Purpose

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

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

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

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

### Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.



- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 7. Certification

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HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Del Sol Academy, 11626 Forsythia Street, Jurupa Valley, California 91752, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

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

**Prepared by:** Khoa Ngo,  
Project Manager

**Reviewed by:**



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Technical Report Reviewer for  
Mark Surdam  
Program Manager  
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## 8. Appendices

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

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## **Appendix A: Photographic Record**

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#1	FRONT ELEVATION
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#2	RIGHT ELEVATION
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#3	LEFT ELEVATION
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#4	REAR ELEVATION
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#5	1ST FLOOR CORRIDOR
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#6	BUILDING FACADE
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#7	LANDSCAPING
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#8	PLAYGROUND
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#9	OVERALL ROOF
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#10	SECONDARY ELECTRICAL
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#11	ELEVATOR
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#12	LARGE DATA ROOM
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#13	COLLABORATION CENTER
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#14	ROOF DRAINS
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#15	HVAC COOLING AND HEATING
-----	--------------------------



#16	FIRE ALARM PANEL
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#17	FIRE ALARM PANEL
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#18	ELECTRICAL ROOM - 2ND FLOOR WEST
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#19	1ST FLOOR CUSTODIAL
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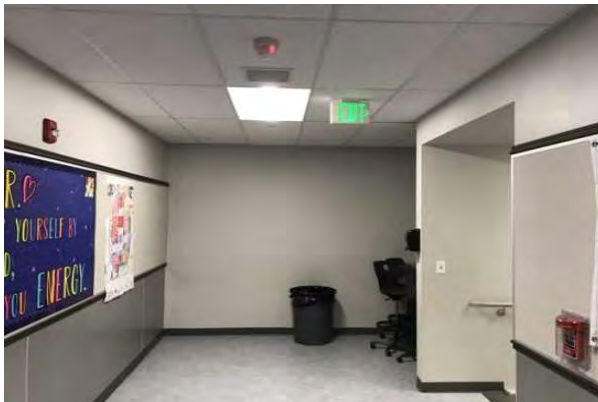
#20	STAFF LOUNGE
-----	--------------



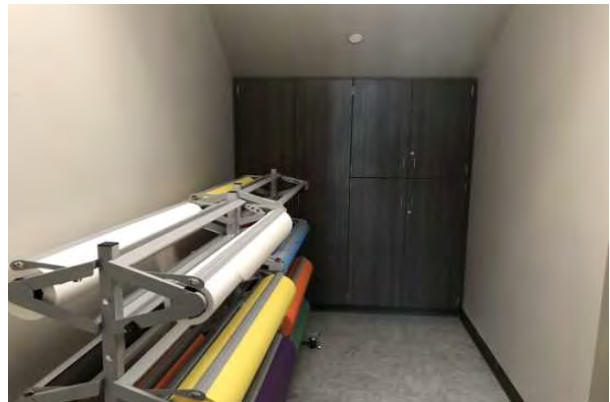
#21	STAFF WORKROOM 3A
-----	-------------------



#22	CLASSROOM
-----	-----------



#23	FIRE ALARM SYSTEMS
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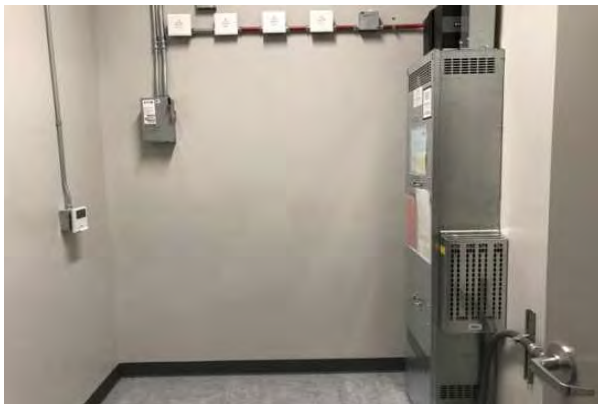
#24	STORAGE - CORRIDOR
-----	--------------------



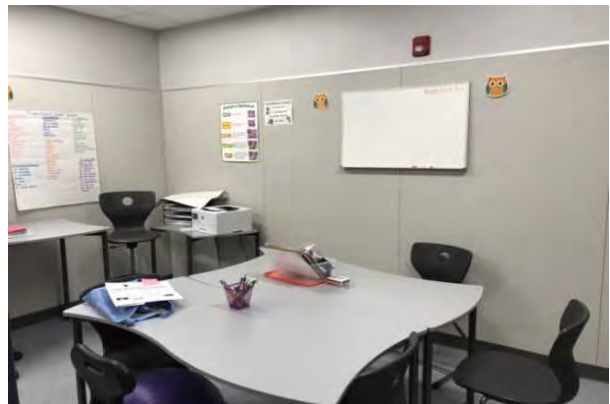
#25	BOYS RESTROOM
-----	---------------



#26	CONFERENCE ROOM
-----	-----------------



#27	ELEVATOR EQUIPMENT ROOM
-----	-------------------------



#28	MEETING ROOM - 2ND FLOOR
-----	--------------------------



#29	SMALL STORAGE - CORRIDOR
-----	--------------------------



#30	MAIN OFFICE
-----	-------------



#31	GIRLS RESTROOM
-----	----------------



#32	WHEELCHAIR LIFT
-----	-----------------



#33	OFFICE
-----	--------



#34	GIRLS LOCKER SHOWER
-----	---------------------



#35	OFFICE
-----	--------



#36	CUSTODIAL
-----	-----------



#37	LIBRARY
-----	---------



#38	2ND STORAGE
-----	-------------



#39	MULTI-PURPOSE ROOM
-----	--------------------



#40	CLASSROOM
-----	-----------



#41	CONFERENCE ROOM
-----	-----------------



#42	NURSE OFFICE
-----	--------------



#43	BOYS LOCKER
-----	-------------



#44	KITCHEN
-----	---------



#45	LIBRARY STORAGE
-----	-----------------



#46	CORRIDOR 2ND FLOOR
-----	--------------------



#47	GIRLS LOCKER
-----	--------------



#48	MULTI-PURPOSE STAGE
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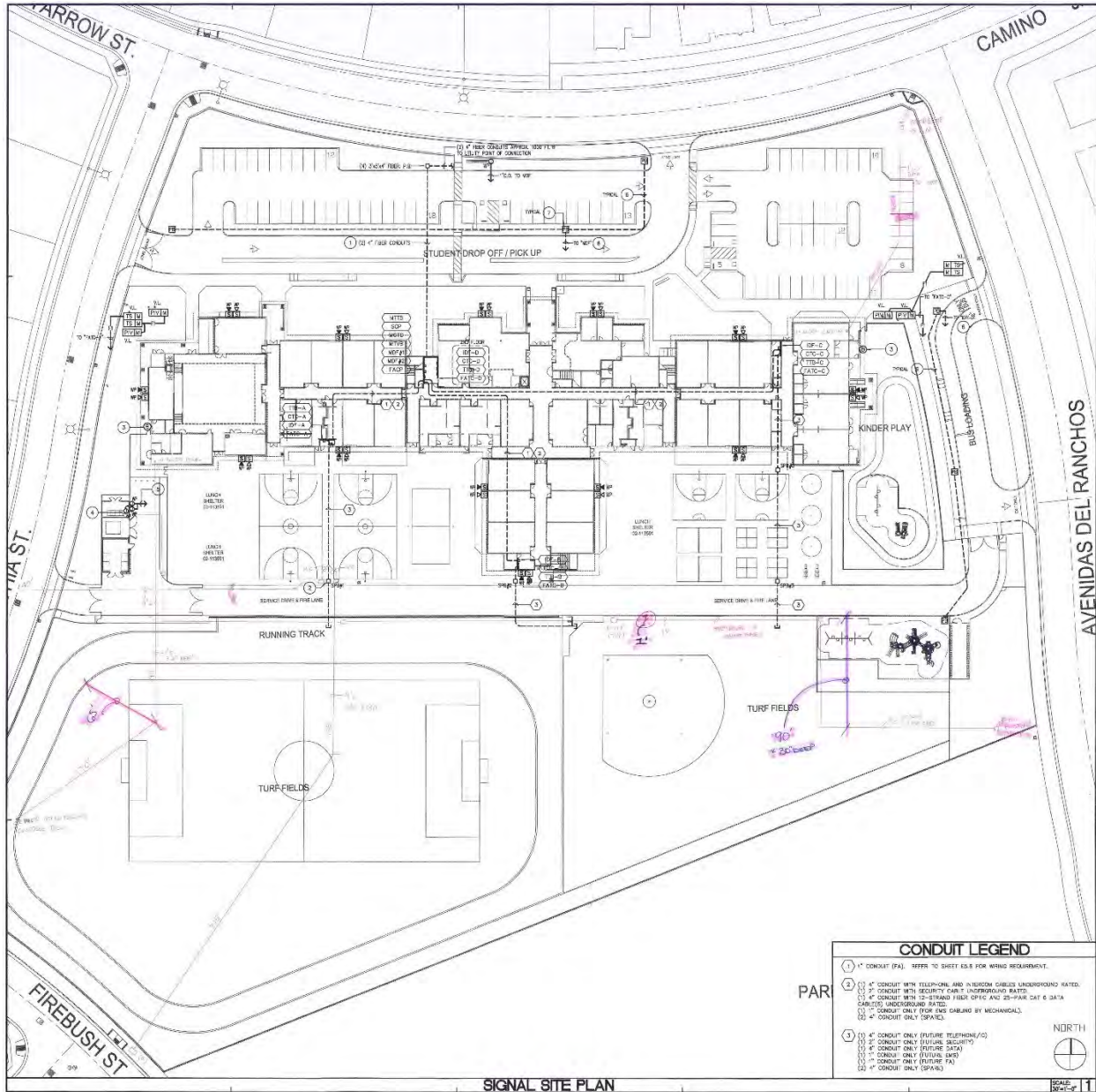
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## **Appendix B: Site and Floor Plans**

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### Site Plan



SOURCE:

Jurupa Valley USD



ON-SITE DATE:

September 16, 2019



## Aerial Plan



SOURCE:

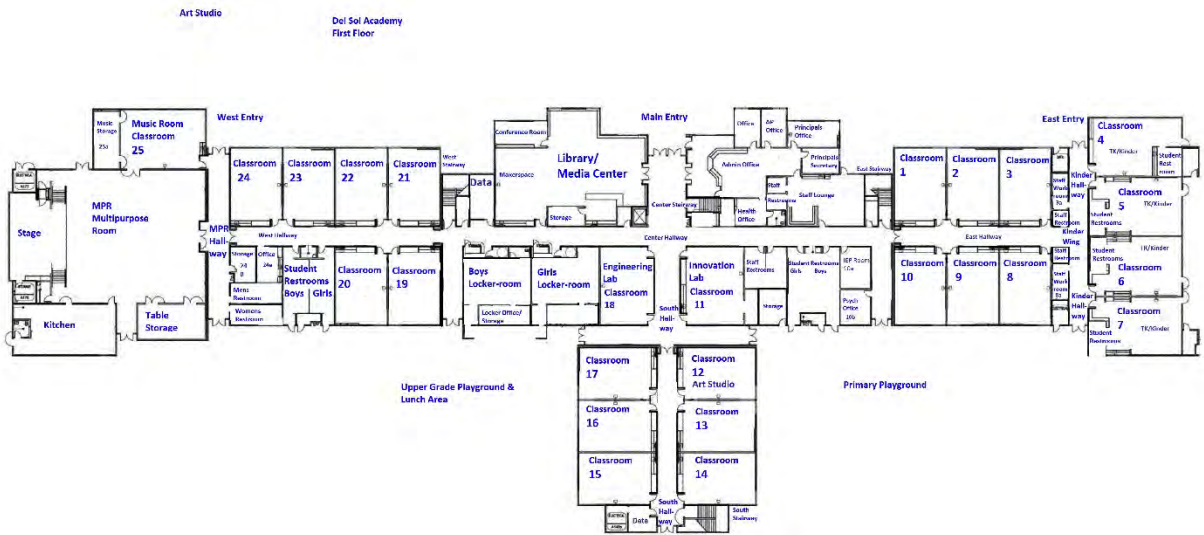
Google Maps: Imagery ©2018 Google, Map data ©2019 Google



ON-SITE DATE:

September 16, 2019

# 1<sup>st</sup> Floor Plan



SOURCE:

Jurupa Valley USD



ON-SITE DATE:

September 23, 2019

## 2<sup>nd</sup> Floor Plan



SOURCE:

Jurupa Valley USD



ON-SITE DATE:

September 23, 2019

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

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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

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# Component Condition Report

## Del Sol Academy - TK-8 School

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011		Good	Exterior Wall, Stucco, 1-2 Stories	165,000 SF	49	1473304
B2021	Building Exterior	Good	Window, 24 SF	11	29	1436775
B2023	Building Exterior	Good	Storefront, 12	1,756 SF	29	1436698
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	26	29	1436771
B2032	Building Exterior	Good	Exterior Door, Steel	10	39	1436801
<b>Roofing</b>						
B3011	Roof	Good	Roof, Metal	25,500 SF	39	1436827
B3011	Roof	Good	Roof, Modified Bituminous	47,600 SF	19	1436781
B3011	Roof	Good	Roof, Cool Reflective Coating, Apply	47,600 SF	9	1436805
<b>Interiors</b>						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	125	39	1436783
C1023	Throughout building	Good	Door Hardware System, School (per Door)	125	29	1436803
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	55	19	1436679
C1033	Locker	Good	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	110	19	1436798
C2021	Stairs	Good	Interior Stair Treads, Raised Rubber Tile	670 SF	17	1436809
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	14,715 SF	9	1436778
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	11,480 SF	39	1436733
C3012	Kitchen	Good	Interior Wall Finish, Quarry Tile	1,000 SF	49	1472949
C3012	Classrooms	Good	Interior Wall Finish, Vinyl	60,361 SF	14	1436847
C3024	Corridor	Good	Interior Floor Finish, Ceramic Tile	3,800 SF	39	1436860
C3024	Custodial	Good	Interior Floor Finish, Vinyl Sheeting	866 SF	14	1436796
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	5,920 SF	39	1436765
C3024	Throughout building	Good	Interior Floor Finish, Vinyl Tile (VCT)	30,300 SF	14	1436840
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Tile	45,000 SF	9	1436791
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	8,656 SF	9	1436710
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	77,900 SF	24	1436742
<b>Elevators</b>						
D1011	Elevator Equipment	Good	Elevator Controls, 1 CAR, Modernize	1	19	1436794
D1011	Corridor	Good	Elevator, 3500 LB, Renovate	1	34	1436766
D1013	Multi-Purpose Room	Good	Wheelchair Lift, 750, Renovate [171959]	1	24	1436793
D1019	Corridor	Good	Elevator Cab Finishes, 3500 LBS	1	14	1436760
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	65	29	1436863
D2012	Restrooms	Good	Urinal, Waterless	14	29	1436723
D2014	Kitchen	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	29	1436718

**Del Sol Academy - TK-8 School**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Custodial	Good	Service Sink, Floor	3	34	1436754
D2014	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	8	29	1436711
D2014	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	29	1436841
D2014	Kitchen	Good	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	29	1436746
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	54	29	1436859
D2017	Locker	Good	Shower Head w/ Valve	2	29	1436824
D2018	Throughout building	Good	Drinking Fountain, Interior	10	14	1436849
D2018	Site	Good	Drinking Fountain, Outside/Site Style	1	14	1436813
D2021	Site	Good	Backflow Preventer, 8 INCH	1	29	1436745
D2021	Site	Good	Backflow Preventer, 8 INCH	1	29	1436717
D2023	Custodial	Good	Water Heater, 20 GAL	1	14	1436800
D2023	Custodial	Good	Water Heater, 40 GAL	1	14	1436677
D2023	Multi-Purpose Room	Good	Water Heater, 100 GAL	1	14	1436819
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	86,556 SF	39	1436690
<b>Fire Suppression</b>						
D4011	Site	Good	Backflow Preventer, 8 INCH	1	29	1436770
D4011	Site	Good	Backflow Preventer, 8 INCH	1	29	1436693
D4019	Throughout building	Good	Sprinkler Heads (per SF)	86,556 SF	24	1436862
D4031	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	52	9	1436769
<b>HVAC</b>						
D3032	Middle High Roof	Good	Condensing Unit/Heat Pump, 2 TON [CU1-7]	1	14	1436784
D3032	Low Roof West	Good	Condensing Unit/Heat Pump, 1.5 TON [CU1-1]	1	14	1436764
D3032	Low Roof West	Good	Condensing Unit/Heat Pump, 1.5 TON [CU1-2]	1	14	1436792
D3032	Middle High Roof	Good	Condensing Unit/Heat Pump, 2 TON [CU1-5]	1	14	1436716
D3032	Middle High Roof	Good	Condensing Unit/Heat Pump, 1.5 TON [CU1-11]	1	14	1436866
D3032	Low Roof East	Good	Condensing Unit/Heat Pump, 1.5 TON [CU1-9]	1	14	1436755
D3032	Low Roof West	Good	Condensing Unit/Heat Pump, 1.5 TON [CU1-3]	1	14	1436825
D3032	Middle High Roof	Good	Condensing Unit/Heat Pump, 2 TON [CU2-3]	1	14	1436681
D3032	Middle High Roof	Good	Condensing Unit/Heat Pump, 1.5 TON [CU1-4]	1	14	1436674
D3032	Low Roof East	Good	Condensing Unit/Heat Pump, 1.5 TON [CU1-8]	1	14	1436812
D3032	Middle High Roof	Good	Condensing Unit/Heat Pump, 1.5 TON [CU2-2]	1	14	1436789
D3032	Middle High Roof	Good	Condensing Unit/Heat Pump, 1.5 TON [CU1-10]	1	14	1436713
D3032	Middle High Roof	Good	Condensing Unit/Heat Pump, 1.5 TON [CU2-1]	1	14	1436701
D3032	Middle High Roof	Good	Condensing Unit/Heat Pump, 2 TON [CU1-6]	1	14	1436774
D3041	Low Roof West	Good	Make-Up Air Unit, 7000 CFM [MUA 1]	1	19	1436788
D3042	Middle High Roof	Good	Exhaust Fan, 1000 CFM [EF 2-1]	1	19	1436804
D3042	Low Roof East	Good	Exhaust Fan, 1000 CFM [EF 1-6]	1	19	1436687
D3042	Low Roof West	Good	Exhaust Fan, 1000 CFM [EF 1-3]	1	19	1436682



**Del Sol Academy - TK-8 School**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Low Roof East	Good	Exhaust Fan, 1000 CFM [EF 1-7]	1	19	1436767
D3042	Low Roof East	Good	Exhaust Fan, 1000 CFM [EF 1-8]	1	19	1436752
D3042	Low Roof West	Good	Exhaust Fan, 1500 CFM [EF 1-9]	1	19	1436747
D3042	Low Roof West	Good	Exhaust Fan, 1000 CFM [EF 1-4]	1	19	1436724
D3042	Low Roof West	Good	Exhaust Fan, 1000 CFM [EF 1-5]	1	19	1436799
D3042	Middle High Roof	Good	Exhaust Fan, 1000 CFM [EF 2-2]	1	19	1436692
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-13]	1	19	1436694
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-28]	1	19	1436856
D3052	Low Roof East	Good	Packaged Unit (RTU), 6 TON [AC 1-16]	1	19	1436736
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-16]	1	19	1436790
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-3]	1	19	1436726
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-31]	1	19	1436678
D3052	Low Roof West	Good	Packaged Unit (RTU), 4 TON [AC 1-9]	1	19	1436719
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC-1-40]	1	19	1436706
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-36]	1	19	1436738
D3052	Low Roof West	Good	Packaged Unit (RTU), 4 TON [AC 1-10]	1	19	1436758
D3052	Low Roof East	Good	Packaged Unit (RTU), 6 TON [AC 1-17]	1	19	1436750
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-1]	1	19	1436697
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-10]	1	19	1436740
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-32]	1	19	1436699
D3052	Low Roof West	Good	Packaged Unit (RTU), 4 TON [AC 1-8]	1	19	1436806
D3052	Low Roof East	Good	Packaged Unit (RTU), 6 TON [AC 1-22]	1	19	1436680
D3052	Low Roof West	Good	Packaged Unit (RTU), 6 TON [AC 1-1]	1	19	1436761
D3052	Low Roof East	Good	Packaged Unit (RTU), 6 TON [AC 1-18]	1	19	1436704
D3052	Low Roof East	Good	Packaged Unit (RTU), 3 TON [AC 1-23]	1	19	1436673
D3052	Low Roof East	Good	Packaged Unit (RTU), Y TON [AC 1-20]	1	19	1436838
D3052	Low Roof East	Good	Packaged Unit (RTU), 6 TON [AC 1-19]	1	19	1436865
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-26]	1	19	1436831
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-18]	1	19	1436828
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-20]	1	19	1436839
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-19]	1	19	1436689
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-9]	1	19	1436818
D3052	Low Roof East	Good	Packaged Unit (RTU), 6 TON [AC 1-15]	1	19	1436858
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC2-5]	1	19	1436785
D3052	Low Roof East	Good	Packaged Unit (RTU), Y TON [AC 1-21]	1	19	1436728
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC1-37]	1	19	1436684
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-11]	1	19	1436848
D3052	Low Roof West	Good	Packaged Unit (RTU), 15 TON [AC 1-5]	1	19	1436846

**Del Sol Academy - TK-8 School**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Low Roof West	Good	Packaged Unit (RTU), 4 TON [AC 1-7]	1	19	1436787
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-30]	1	19	1436802
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC2-6]	1	19	1436734
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC-1-41]	1	19	1436777
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-33]	1	19	1436763
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-8]	1	19	1436707
D3052	Low Roof West	Good	Packaged Unit (RTU), 5 TON [AC 1-3]	1	19	1436729
D3052	Low Roof West	Good	Packaged Unit (RTU), 4 TON [AC 1-12]	1	19	1436782
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-24]	1	19	1436857
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-2]	1	19	1436730
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-17]	1	19	1436808
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-4]	1	19	1436816
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-27]	1	19	1436748
D3052	Low Roof West	Good	Packaged Unit (RTU), 15 TON [AC 1-4]	1	19	1436833
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC-1-38]	1	19	1436672
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-7]	1	19	1436814
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-34]	1	19	1436685
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 2-12]	1	19	1436762
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC-2-14]	1	19	1436731
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-35]	1	19	1436743
D3052	Low Roof East	Good	Packaged Unit (RTU), 6 TON [AC 1-13]	1	19	1436702
D3052	Low Roof West	Good	Packaged Unit (RTU), 4 TON [AC 1-11]	1	19	1436751
D3052	Low Roof East	Good	Packaged Unit (RTU), 4 TON [AC 1-14]	1	19	1436810
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC-2-15]	1	19	1436851
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC 1-29]	1	19	1436749
D3052	Middle High Roof	Good	Packaged Unit (RTU), 4 TON [AC-1-39]	1	19	1436735
D3052	Low Roof West	Good	Packaged Unit (RTU), 4 TON [AC 1-6]	1	19	1436688
D3094	Kitchen	Good	Air Curtain, 1000 CFM	1	19	1436797
<b>Electrical</b>						
D5012	Electrical Room West	Good	Main Distribution Panel, 600 AMP [DBL-A]	1	29	1436683
D5012	Electrical Room West 2nd Floor	Good	Main Distribution Panel, 400 AMP [DH3]	1	29	1436725
D5012	Electrical Room West	Good	Main Distribution Panel, 600 AMP [DBH-A]	1	29	1436780
D5012	Site	Good	Building/Main Switchboard, 1600 AMP	1	39	1436722
D5012	Electrical Room East	Good	Secondary Transformer, 112.5 kVA [TR-C]	1	29	1436714
D5012	Electrical Room South	Good	Secondary Transformer, 150 kVA [TR-B]	1	29	1436811
D5012	Electrical Room South 2nd Floor	Good	Main Distribution Panel, 400 AMP [BH2]	1	29	1436842
D5012	Electrical Room South	Good	Main Distribution Panel, 600 AMP [DBH-B]	1	29	1436739
D5012	Electrical Room West	Good	Main Distribution Panel, 400 AMP [AH2]	1	29	1436772

**Del Sol Academy - TK-8 School**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Electrical Room West 2nd Floor	Good	Main Distribution Panel, 800 AMP [No tag/plate found]	1	29	1436855
D5012	Electrical Room West 2nd Floor	Good	Secondary Transformer, 112.5 kVA [TR-D]	1	29	1436675
D5012	Electrical Room West 2nd Floor	Good	Main Distribution Panel, 400 AMP [DBL-D]	1	29	1436826
D5012	Electrical Room East	Good	Main Distribution Panel, 400 AMP [CH2]	1	29	1436795
D5012	Electrical Room East	Good	Main Distribution Panel, 600 AMP [DBH-C]	1	29	1436744
D5012	Electrical Room South	Good	Secondary Transformer, 150 kVA [TR-A]	1	29	1436786
D5012	Electrical Room East	Good	Main Distribution Panel, 400 AMP [DBL-C]	1	29	1436720
D5012	Electrical Room South	Good	Main Distribution Panel, 600 AMP [DBL-B]	1	29	1436829
D5012	Electrical Room West 2nd Floor	Good	Main Distribution Panel, 400 AMP [DH2]	1	29	1436844
D5019	Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	86,556 SF	39	1436779
D5022	Site	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	19	1436741
D5022	Multi-Purpose Room	Good	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor	1	19	1436843
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	86,556 SF	19	1436708
D5092	Throughout building	Good	Exit Sign Light Fixture, LED	17	9	1436807
<b>Fire Alarm &amp; Comm</b>						
D5032	Throughout building	Good	Public Address/Announcement (PA) System, Facility Wide	86,556 SF	19	1436695
D5032	Multi-Purpose Room	Good	Sound System, 7 Channel	1	14	1436700
D5037	Data Room	Good	Fire Alarm Control Panel, Addressable	1	14	1436837
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade/Install	86,556 SF	19	1436705
D5038	Throughout building	Good	Camera, Security System	1	9	1436836
<b>Equipment/Special</b>						
E1093	Kitchen	Good	Commercial Kitchen, Walk-In Combination Freezer/Refrigerator	1	19	1436823
E1093	Kitchen	Good	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	14	1436830
E1093	Kitchen	Good	Commercial Kitchen, LF	1	14	1436727
E1093	Kitchen	Good	Commercial Kitchen, Freezer, 3-Door Reach-In	1	14	1436817
E1093	Kitchen	Good	Commercial Kitchen, 7.5	1	14	1436821
E1093	Kitchen	Good	Commercial Kitchen, Food Warmer	1	14	1436703
E1093	Low Roof West	Good	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser [REMOTE REF RACK]	1	14	1436732
E1093	Kitchen	Good	Commercial Kitchen, 109200 BTUH	1	9	1436691
E1093	Kitchen	Good	Commercial Kitchen, Convection Oven, Double	1	9	1436696
E1093	Kitchen	Good	Commercial Kitchen, Food Warmer	1	14	1436715
E1093	Kitchen	Good	Commercial Kitchen, Convection Oven, Double	1	9	1436852
E2012	Classrooms	Good	Kitchen Cabinetry, Stock Hardwood	860 LF	19	1436832
E2012	Staff Workroom 3A	Good	Kitchen Counter, Plastic Laminate, Postformed	80 LF	14	1436753
E2012	Classrooms	Good	Kitchen Counter, Plastic Laminate, Postformed	372 LF	14	1436676
E2012	Staff Workroom 3A	Good	Kitchen Cabinetry, Stock Hardwood	90 LF	19	1436834
E2012	Multi-Purpose Room	Good	Kitchen Cabinetry, Stock Hardwood	12 LF	19	1436737
E2012	Storage	Good	Kitchen Cabinetry, Stock Hardwood	6 LF	19	1436709

**Del Sol Academy - TK-8 School**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pavement</b>						
G2022	Site	Good	Parking Lots, Concrete Pavement	83,500 SF	49	1436773
G2022	Site	Good	Parking Lots, Concrete Pavement	45,000 SF	49	1436757
G2022	Site	Good	Parking Lots, Aggregate/Gravel, Replenish	35,000 SF	6	1436815
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	20,000 SF	49	1436776
<b>Site Development</b>						
G2041	Site	Good	Fences & Gates, Wrought Iron, 6' High	1,800 LF	49	1436854
G2041	Site	Good	Fences & Gates, Chain Link, 8' High	50 LF	39	1472957
G2044	Site	Good	Signage, Property, Monument/Pylon, Replace/Install	1	19	1436845
G2044	Site	Good	Signage, Property, Monument/Pylon, Replace/Install	1	19	1436712
G2045	Site	Good	Site Furnishings, Bike Rack	8	24	1436835
G2045	Site	Good	Site Furnishings, Park Bench, Metal/Wood/Plastic	5	19	1436861
G2047	Pre-school Playground	Good	Play Structure, Small	1	19	1436756
G2047	Site	Good	Sports Apparatus, Basketball Backstop	6	24	1436686
G2047	Site	Good	Play Structure, Swing Set only, 4 Seats	1	19	1436820
G2047	Site	Good	Play Structure, Large	1	19	1436759
G2047	Pre-school Playground	Good	Play Structure, Swing Set only, 4 Seats	1	19	1436768
G2047	Site	Good	Play Surfaces & Sports Courts, Poured-in-place Rubber	6,700 SF	19	1436853
G2047	Playground	Good	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	26,000 SF	4	1436850
G2049	Site	Good	Prefabricated/Ancillary Building or Structure, All Components	4,200 SF	34	1436721
G2049	Site	Good	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High	200 LF	39	1472959
<b>Landscaping</b>						
G2057	Site	Good	Irrigation System, Replace/Install	60,000 SF	24	1436822
<b>Site Lighting</b>						
G4021	Site	Good	Site Pole Light, 135 - 1000 WATT, Replace/Install	13	19	1436864

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## **Appendix E: Replacement Reserves**

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

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**D10 CONVEYING**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436766	D1011	<b>Elevator</b>	3500 LB	Corridor	Kone			2018		
2	1436794	D1011	<b>Elevator Controls</b>	1 CAR	Elevator Equipment	Kone	KCM831	43096835	2018		
3	1436793	D1013	<b>Wheelchair Lift [171959]</b>	750	Multi-Purpose Room	Garaventa			2018		

**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436745	D2021	<b>Backflow Preventer</b>	8 INCH	Site	Pebco	LF860	A1709110725	2018		
2	1436717	D2021	<b>Backflow Preventer</b>	8 INCH	Site	Pebco	LF860	A1701190531	2018		
3	1436819	D2023	<b>Water Heater</b>	100 GAL	Multi-Purpose Room	Bradford White	EF100T199E3N2	NL38578178	2018		
4	1436800	D2023	<b>Water Heater</b>	20 GAL	Custodial	A. O. Smith	DSE 20A	1817R000005	2018		
5	1436677	D2023	<b>Water Heater</b>	40 GAL	Custodial	A. O. Smith	DSE 40A	1738R000065	2018		

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436764	D3032	<b>Condensing Unit/Heat Pump [CU1-1]</b>	1.5 TON	Low Roof West	Trane	4TYK1618A10N0AA	S170905023X	2018		
2	1436713	D3032	<b>Condensing Unit/Heat Pump [CU1-10]</b>	1.5 TON	Middle High Roof	Trane	4TYK1618A10N0AA	S170616147X	2018		
3	1436866	D3032	<b>Condensing Unit/Heat Pump [CU1-11]</b>	1.5 TON	Middle High Roof	Trane	4TYK1618A10N0AA	S170616162X	2018		
4	1436792	D3032	<b>Condensing Unit/Heat Pump [CU1-2]</b>	1.5 TON	Low Roof West	Trane	4TYK1618A10N0AA	S170616204X	2018		
5	1436825	D3032	<b>Condensing Unit/Heat Pump [CU1-3]</b>	1.5 TON	Low Roof West	Trane	4TYK1618A10N0AA	S170616150X	2018		
6	1436674	D3032	<b>Condensing Unit/Heat Pump [CU1-4]</b>	1.5 TON	Middle High Roof	Trane	4TYK1618A10N0AA	S170905024X	2018		
7	1436716	D3032	<b>Condensing Unit/Heat Pump [CU1-5]</b>	2 TON	Middle High Roof	Trane	4TUK4518A10N0A	1642S2019X	2018		
8	1436774	D3032	<b>Condensing Unit/Heat Pump [CU1-6]</b>	2 TON	Middle High Roof	Trane	4TUK4518A10N0A	1711S2011X	2018		
9	1436784	D3032	<b>Condensing Unit/Heat Pump [CU1-7]</b>	2 TON	Middle High Roof	Trane	4TUK4518A10N0A	1711S2144X	2018		
10	1436812	D3032	<b>Condensing Unit/Heat Pump [CU1-8]</b>	1.5 TON	Low Roof East	Trane	4TYK1618A10N0AA	S170616229X	2018		
11	1436755	D3032	<b>Condensing Unit/Heat Pump [CU1-9]</b>	1.5 TON	Low Roof East	Trane	4TYK1618A10N0AA	S170616230X	2018		
12	1436701	D3032	<b>Condensing Unit/Heat Pump [CU2-1]</b>	1.5 TON	Middle High Roof	Trane	4TYK1618A10N0AA	S170616215X	2018		
13	1436789	D3032	<b>Condensing Unit/Heat Pump [CU2-2]</b>	1.5 TON	Middle High Roof	Trane	4TYK1618A10N0AA	S170616159X	2018		
14	1436681	D3032	<b>Condensing Unit/Heat Pump [CU2-3]</b>	2 TON	Middle High Roof	Trane	4TYK1618A10N0AA	S170905025X	2018		
15	1436788	D3041	<b>Make-Up Air Unit [MUA 1]</b>	7000 CFM	Low Roof West	Reznor	RDH-200	BQK3060080092	2018		
16	1436682	D3042	<b>Exhaust Fan [EF 1-3]</b>	1000 CFM	Low Roof West	Greenheck	CUE-099-VG-4-X	15241514	2018		
17	1436724	D3042	<b>Exhaust Fan [EF 1-4]</b>	1000 CFM	Low Roof West	Greenheck	CUE-131-VG-7-X	15241523	2018		
18	1436799	D3042	<b>Exhaust Fan [EF 1-5]</b>	1000 CFM	Low Roof West	Greenheck	CUE-131-VG-4-X	15241531	2018		
19	1436687	D3042	<b>Exhaust Fan [EF 1-6]</b>	1000 CFM	Low Roof East	Greenheck	CUE-131-VG-7-X	15241536	2018		
20	1436767	D3042	<b>Exhaust Fan [EF 1-7]</b>	1000 CFM	Low Roof East	Greenheck	CUE-131-VG-7-X	15241542	2018		
21	1436752	D3042	<b>Exhaust Fan [EF 1-8]</b>	1000 CFM	Low Roof East	Greenheck	CUE-121-VG-5-X	15241546	2018		
22	1436747	D3042	<b>Exhaust Fan [EF 1-9]</b>	1500 CFM	Low Roof West	Greenheck	CUE-131-VG-7-X	15241550	2018		
23	1436804	D3042	<b>Exhaust Fan [EF 2-1]</b>	1000 CFM	Middle High Roof	Greenheck	CUE-131-VG-7-X	15241553	2018		
24	1436692	D3042	<b>Exhaust Fan [EF 2-2]</b>	1000 CFM	Middle High Roof	Greenheck	CUE-099-VG-4-X	15241555	2018		
25	1436761	D3052	<b>Packaged Unit (RTU) [AC 1-1]</b>	6 TON	Low Roof West	Trane	PYHC072F4RLA2BY3	174513896L	2018		
26	1436758	D3052	<b>Packaged Unit (RTU) [AC 1-10]</b>	4 TON	Low Roof West	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611069L	2018		
27	1436751	D3052	<b>Packaged Unit (RTU) [AC 1-11]</b>	4 TON	Low Roof West	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611067L	2018		
28	1436782	D3052	<b>Packaged Unit (RTU) [AC 1-12]</b>	4 TON	Low Roof West	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611042L	2018		
29	1436702	D3052	<b>Packaged Unit (RTU) [AC 1-13]</b>	6 TON	Low Roof East	Trane	PYHC072F4RLA2BY3	174611171L	2018		
30	1436810	D3052	<b>Packaged Unit (RTU) [AC 1-14]</b>	4 TON	Low Roof East	Trane	PYHC047E4RLA2BY3	174611048L	2018		
31	1436858	D3052	<b>Packaged Unit (RTU) [AC 1-15]</b>	6 TON	Low Roof East	Trane	PYHC072F4RLA2BY3	174611071	2018		
32	1436736	D3052	<b>Packaged Unit (RTU) [AC 1-16]</b>	6 TON	Low Roof East	Trane	PYHC072F4RLA2BY3	174611057L	2018		
33	1436750	D3052	<b>Packaged Unit (RTU) [AC 1-17]</b>	6 TON	Low Roof East	Trane	PYHC072F4RLA2BY3	174611190L	2018		
34	1436704	D3052	<b>Packaged Unit (RTU) [AC 1-18]</b>	6 TON	Low Roof East	Trane	PYHC072F4RLA2BY3	174611183L	2018		
35	1436865	D3052	<b>Packaged Unit (RTU) [AC 1-19]</b>	6 TON	Low Roof East	Trane	PYHC072F4RLA2BY3	174611151L	2018		
36	1436838	D3052	<b>Packaged Unit (RTU) [AC 1-20]</b>	Y TON	Low Roof East	Trane	PYHC072F4RLA2BY3	174611110L	2018		
37	1436728	D3052	<b>Packaged Unit (RTU) [AC 1-21]</b>	Y TON	Low Roof East	Trane	PYHC072F4RLA2BY3	174611119L	2018		
38	1436680	D3052	<b>Packaged Unit (RTU) [AC 1-22]</b>	6 TON	Low Roof East	Trane	PYHC072F4RLA2BY3	174611162L	2018		
39	1436673	D3052	<b>Packaged Unit (RTU) [AC 1-23]</b>	3 TON	Low Roof East	Trane	PYHC036E4RLA2BY3	S174513903L	2018		
40	1436857	D3052	<b>Packaged Unit (RTU) [AC 1-24]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174514240L	2018		
41	1436831	D3052	<b>Packaged Unit (RTU) [AC 1-26]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611142L	2018		
42	1436748	D3052	<b>Packaged Unit (RTU) [AC 1-27]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174514267L	2018		
43	1436856	D3052	<b>Packaged Unit (RTU) [AC 1-28]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611121L	2018		
44	1436749	D3052	<b>Packaged Unit (RTU) [AC 1-29]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611049L	2018		
45	1436729	D3052	<b>Packaged Unit (RTU) [AC 1-3]</b>	5 TON	Low Roof West	Trane	PYHC072F4RLA2BY3	174514232L	2018		
46	1436802	D3052	<b>Packaged Unit (RTU) [AC 1-30]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513907L	2018		
47	1436678	D3052	<b>Packaged Unit (RTU) [AC 1-31]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513913L	2018		
48	1436699	D3052	<b>Packaged Unit (RTU) [AC 1-32]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611149L	2018		
49	1436763	D3052	<b>Packaged Unit (RTU) [AC 1-33]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513908L	2018		
50	1436685	D3052	<b>Packaged Unit (RTU) [AC 1-34]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174612970L	2018		
51	1436743	D3052	<b>Packaged Unit (RTU) [AC 1-35]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611150L	2018		
52	1436738	D3052	<b>Packaged Unit (RTU) [AC 1-36]</b>	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513894L	2018		
53	1436833	D3052	<b>Packaged Unit (RTU) [AC 1-4]</b>	15 TON	Low Roof West	Trane	YZD180F4RLC23UG	174510441D	2018		
54	1436846	D3052	<b>Packaged Unit (RTU) [AC 1-5]</b>	15 TON	Low Roof West	Trane	YZD180F4RLCOB0601	174510435D	2018		
55	1436688	D3052	<b>Packaged Unit (RTU) [AC 1-6]</b>	4 TON	Low Roof West	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611111L	2018		

56	1436787	D3052	Packaged Unit (RTU) [AC 1-7]	4 TON	Low Roof West	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611040L	2018
57	1436806	D3052	Packaged Unit (RTU) [AC 1-8]	4 TON	Low Roof West	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611140L	2018
58	1436719	D3052	Packaged Unit (RTU) [AC 1-9]	4 TON	Low Roof West	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611203L	2018
59	1436697	D3052	Packaged Unit (RTU) [AC 2-1]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611205L	2018
60	1436740	D3052	Packaged Unit (RTU) [AC 2-10]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611248L	2018
61	1436848	D3052	Packaged Unit (RTU) [AC 2-11]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611286L	2018
62	1436762	D3052	Packaged Unit (RTU) [AC 2-12]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611254L	2018
63	1436694	D3052	Packaged Unit (RTU) [AC 2-13]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611250L	2018
64	1436790	D3052	Packaged Unit (RTU) [AC 2-16]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513891L	2018
65	1436808	D3052	Packaged Unit (RTU) [AC 2-17]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611275L	2018
66	1436828	D3052	Packaged Unit (RTU) [AC 2-18]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174613001L	2018
67	1436689	D3052	Packaged Unit (RTU) [AC 2-19]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174810130L	2018
68	1436730	D3052	Packaged Unit (RTU) [AC 2-2]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611210L	2018
69	1436839	D3052	Packaged Unit (RTU) [AC 2-20]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611068L	2018
70	1436726	D3052	Packaged Unit (RTU) [AC 2-3]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174810046L	2018
71	1436816	D3052	Packaged Unit (RTU) [AC 2-4]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611241L	2018
72	1436814	D3052	Packaged Unit (RTU) [AC 2-7]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513914L	2018
73	1436707	D3052	Packaged Unit (RTU) [AC 2-8]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513895L	2018
74	1436818	D3052	Packaged Unit (RTU) [AC 2-9]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611291L	2018
75	1436684	D3052	Packaged Unit (RTU) [AC1-37]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513899L	2018
76	1436672	D3052	Packaged Unit (RTU) [AC-1-38]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513897L	2018
77	1436735	D3052	Packaged Unit (RTU) [AC-1-39]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611194L	2018
78	1436706	D3052	Packaged Unit (RTU) [AC-1-40]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513890L	2018
79	1436777	D3052	Packaged Unit (RTU) [AC-1-41]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174513901L	2018
80	1436731	D3052	Packaged Unit (RTU) [AC-2-14]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174810084L	2018
81	1436851	D3052	Packaged Unit (RTU) [AC-2-15]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174810098L	2018
82	1436785	D3052	Packaged Unit (RTU) [AC2-5]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611225L	2018
83	1436734	D3052	Packaged Unit (RTU) [AC2-6]	4 TON	Middle High Roof	Trane	YHC047E4RLAONOOB100000000000C1000000000	174611292L	2018
84	1436797	D3094	Air Curtain	1000 CFM	Kitchen	Berner International Corp.	ASR1042AA		2018

**D40 FIRE PROTECTION**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436770	D4011	Backflow Preventer	8 INCH	Site	Pebco	LF856	N1708250814	2018		
2	1436693	D4011	Backflow Preventer	8 INCH	Site	Pebco	LF856	N1709051121	2018		
3	1436769	D4031	Fire Extinguisher		Throughout building				2018		52

**D50 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436722	D5012	Building/Main Switchboard	1600 AMP	Site	Inaccessible	Inaccessible	Inaccessible	2018		
2	1436772	D5012	Main Distribution Panel [AH2]	400 AMP	Electrical Room West	Eaton	PRL3a Panelboard		2018		
3	1436842	D5012	Main Distribution Panel [BH2]	400 AMP	Electrical Room South 2nd Floor	Eaton	PRL3a Panelboard		2018		
4	1436795	D5012	Main Distribution Panel [CH2]	400 AMP	Electrical Room East	Eaton	PRL3a Panelboard		2018		
5	1436780	D5012	Main Distribution Panel [DBH-A]	600 AMP	Electrical Room West	Eaton	PRL3a Panelboard		2018		
6	1436739	D5012	Main Distribution Panel [DBH-B]	600 AMP	Electrical Room South	Eaton	PRL3a Panelboard		2018		
7	1436744	D5012	Main Distribution Panel [DBH-C]	600 AMP	Electrical Room East	Eaton	PRL3a Panelboard		2018		
8	1436683	D5012	Main Distribution Panel [DBL-A]	600 AMP	Electrical Room West	Eaton	PRL3a Panelboard		2018		
9	1436829	D5012	Main Distribution Panel [DBL-B]	600 AMP	Electrical Room South	Eaton	PRL3a Panelboard		2018		
10	1436720	D5012	Main Distribution Panel [DBL-C]	400 AMP	Electrical Room East	Eaton	PRL3a Panelboard		2018		
11	1436826	D5012	Main Distribution Panel [DBL-D]	400 AMP	Electrical Room West 2nd Floor	Eaton	PRL3a Panelboard		2018		
12	1436844	D5012	Main Distribution Panel [DH2]	400 AMP	Electrical Room West 2nd Floor	Eaton	PRL3a Panelboard		2018		
13	1436725	D5012	Main Distribution Panel [DH3]	400 AMP	Electrical Room West 2nd Floor	Eaton	PRL3a Panelboard		2018		
14	1436855	D5012	Main Distribution Panel	800 AMP	Electrical Room West 2nd Floor	Eaton	PRL3a Panelboard		2018		
15	1436786	D5012	Secondary Transformer [TR-A]	150 kVA	Electrical Room South	Eaton	V49DC001	J17F3071823B	2018		
16	1436811	D5012	Secondary Transformer [TR-B]	150 kVA	Electrical Room South	Eaton	V49DC001	J17F2871681B	2018		
17	1436714	D5012	Secondary Transformer [TR-C]	112.5 kVA	Electrical Room East	Eaton	V12DC001	J17F2471558B	2018		
18	1436675	D5012	Secondary Transformer [TR-D]	112.5 kVA	Electrical Room West 2nd Floor	Eaton	V12DC001	J17F0024RB	2018		
19	1436843	D5022	Light Dimming Panel		Multi-Purpose Room	Unison	DRD6-120		2018		
20	1436741	D5022	Light Fixture		Site				2018		2
21	1436700	D5032	Sound System		Multi-Purpose Room	Middle Atlantic Products	ERK-3520	06081817	2018		
22	1436837	D5037	Fire Alarm Control Panel		Data Room	Honeywell	Farenhyt Series	Inaccessible	2018		
23	1436836	D5038	Camera		Throughout building				2018		
24	1436807	D5092	Exit Sign Light Fixture		Throughout building				2018		17

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436691	E1093	Commercial 109200 BTUH	109200 BTUH	Kitchen	Convotherm	C4ED 10.20 GS	WS418021619	2018		
2	1436821	E1093	Commercial 7.5	7.5	Kitchen	Beverage-Air Corporation	ST49N-S	12603712	2018		
3	1436696	E1093	Commercial Convection Oven, Double		Kitchen	Blodgett	DFG-200-ES	030118CD070B	2018		
4	1436852	E1093	Commercial Convection Oven, Double		Kitchen	Blodgett	DFG-200-ES	Inaccessible	2018		
5	1436703	E1093	Commercial Food Warmer		Kitchen	Carter-Hoffmann	PH1810-104	697124-052018	2018		
6	1436715	E1093	Commercial Food Warmer		Kitchen	Vulcan	VBP15L-1M1ZB	52-1009107	2018		
7	1436817	E1093	Commercial Freezer, 3-Door Reach-In		Kitchen	True Manufacturing Co	Inaccessible	Inaccessible	2018		
8	1436727	E1093	Commercial LF	LF	Kitchen	ACCUREX	XD1-159.00S	15290567	2018		
9	1436823	E1093	Commercial Walk-In Combination Freezer/Refrigerator		Kitchen	Airdyne	17628	016065	2018		

10	1436830	E1093	Commercial Warmer/Warming Drawers, Set of 4		Kitchen		No tag/plate found	No tag/plate found	2018		
11	1436732	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser [REMOTE REF RACK]		Low Roof West	Coldzone	MPL-1	E18A00782496001001	2018		

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436864	G4021	Site Pole Light	135 - 1000 WATT	Site				2018		13