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# FACILITY CONDITION ASSESSMENT

**HMC ARCHITECTS**  
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Ontario, California 91764  
Andrew Thompson



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**EMG PROJECT #:**

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October 29, 2019

**ON SITE DATE:**

September 11, 2019

**GLEN AVON ELEMENTARY SCHOOL**  
4352 Pyrite Avenue  
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Main Address</b>	4352 Pyrite Street Jurupa Valley CA 92509
<b>Site Developed</b>	1951 Site is currently under full renovation
<b>Property Type</b>	Elementary School
<b>Current Occupants</b>	Jurupa USD
<b>Building Area</b>	39,061 SF
<b>Number of Buildings</b>	21
<b>Date(s) of Visit</b>	September 11, 2019
<b>Management Point of Contact</b>	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
<b>On-site Point of Contact (POC)</b>	NA
<b>Assessment and Report Prepared By</b>	Mouaz Alrayes
<b>Reviewed By</b>	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	MPR/Kitchen	1951	9,600
<b>TOTAL</b>			9,600

## 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

Per the client request only full assessment on the site and MPR building is required, and condition (and data) assessment of the HVAC equipment at all other buildings.

The interior spaces at MPR building 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 MPR roof.

## Key Spaces Not Observed

Per the client request, full assessment on the site and MPR building, and condition (and data) assessment of the HVAC equipment at all other buildings.

## 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.

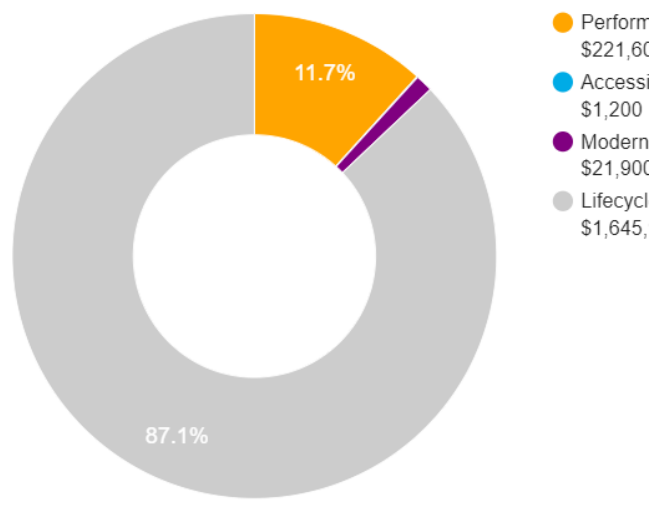
## Plan Type Descriptions

<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.

## Plan Type Descriptions

<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

## Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$1,890,600



## Campus Findings and Deficiencies

### Historical Summary

The Glen Avon Elementary School campus is a combination of one-story classroom buildings and portable classroom buildings. The classroom buildings and the MPR building were originally constructed in 1951. The Glen Avon Elementary School campus is currently under full renovation and some buildings including the administration building were recently demolished.

### Architectural

The MPR building consist of wood frame construction on concrete slabs. The exterior façade consists of painted stucco walls with wood framed windows. The exterior doors are a mixture of wood and metal. Some of the exterior doors have areas of heavy weathering and delaminating wood. Roofing is flat with sprayed polyurethane foam finishes. The spray polyurethane foam roofing has areas of cracking and abrasions. Active roof leaks were reported by the POC. In general, the MPR building structure appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately at the majority of the buildings.

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

Heating and cooling for the MPR building and for the classroom buildings are provided by rooftop packaged units that were installed mostly in 2005. Portable classrooms are heated and cooled by wall mounted heat pumps. many of which exceed 20 years, but few are newer and dated as late as 2016.

In general, the plumbing system at the MPR building is adequate to serve the building. The domestic hot water service at the kitchen consists of gas-powered water heater. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated.

Electrical service equipment and systems are anticipated for lifecycle replacement within the school. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas.

The majority of the facilities are protected by a hard-wired fire alarm system. These systems vary in age, and the school lack strobes, pull stations, updated illuminated exit signs, emergency lighting, and other modern life safety devices. The school is missing a wide fire suppression (sprinkler) systems.

### Site

In general, the sites have been well maintained. The majority of the sites contain moderate landscaping, which are served by in-ground irrigation systems. The front asphalt paved parking areas and drive aisles requires sealing and striping. The rear concrete parking areas and drive aisles are well maintained and in a fair condition. Both parking lot are shared with the county building.

### 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:

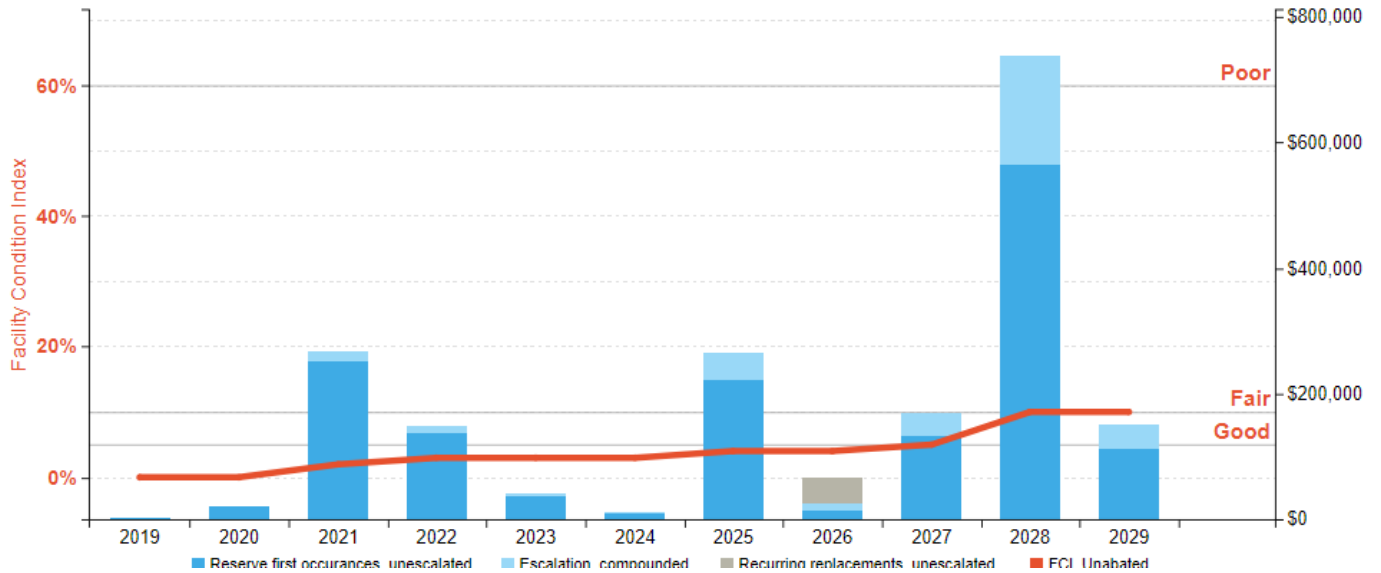
FCI Analysis   Glen Avon Elementary School (1951)			
	Replacement Value	Total SF	Cost/SF
	\$ 17,577,500	39,061	\$ 450
<b>Current FCI</b>		\$ 4,000	<b>0.0 %</b>
3-Year		\$ 450,700	2.6 %
5-Year		\$ 512,200	2.9 %
10-Year		\$ 1,943,400	<b>11.1 %</b>

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: Glen Avon Elementary School

Replacement Value: \$ 17,577,450; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Glen Avon Elementary School	3	\$3,990
<b>Total</b>	<b>3</b>	<b>\$3,990</b>

#### Glen Avon Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1417589	Glen Avon Elementary School / Site	Z106X	ADA, Parking, Signage, Pole-Mounted, Install	NA	Accessibility	\$611
1417596	Glen Avon Elementary School / Site	Z106X	ADA, Parking, Signage, Pole-Mounted, Install	NA	Accessibility	\$611
1417593	Glen Avon Elementary School / MPR Building	D3051	Furnace, 26 - 40 MBH, Replace	Failed	Performance/Integrity	\$2,768
<b>Total (3 items)</b>						<b>\$3,990</b>



## Key Findings



### Roof in Poor condition.

Modified Bituminous  
MPR Building MPR Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$106,300

**\$\$\$\$**

Roof in poor condition, big holes in the roof foam and cracks all over the roof membrane. - AssetCALC ID: 1417555



### Furnace in Failed condition.

26 - 40 MBH  
MPR Building MPR Building-Kitchen

Uniformat Code: D3051  
Recommendation: **Replace in 2019**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,800

**\$\$\$\$**

Not working - AssetCALC ID: 1417593



### 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: \$100,000

**\$\$\$\$**

Playground poured-in-place Rubber is in a poor condition with multiple holes and cracks in the ground. - AssetCALC ID: 1417600

### Fire Alarm System

Basic/Zoned  
MPR Building MPR Building

Uniformat Code: D5037  
Recommendation: **Install in 2020**

Priority Score: **60.0**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$21,300

**\$\$\$\$**

No fire suppression system - AssetCALC ID: 1421400

## 2. MBR Building



### MBR: Systems Summary

<b>Address</b>	4352 Pyrite Street, Jurupa Valley CA 92509	
<b>Constructed/Renovated</b>	1951 Site is under renovation	
<b>Building Size</b>	9,600 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Stucco with wood windows	Fair
<b>Roof</b>	Primary: Flat construction with Choose an item.	Poor
<b>Interiors</b>	Walls: Painted gypsum board & vinyl Floors: Carpet, VCT, Wood Ceilings: Painted gypsum board, Hard ceiling tiles, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper & Galvanized supply and cast-iron waste & venting Gas water heaters Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units Supplemental components: Wall gas unit heater	Fair

MBR: Systems Summary		
<b>Fire Suppression</b>	fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL, incandescent Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Site is under full renovation	
<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
Structure	-	-	-	-	-	-
Facade	-	\$15,500	-	\$16,700	\$30,100	\$62,300
Roofing	-	\$112,700	-	-	-	\$112,700
Interiors	-	\$1,300	\$11,300	\$55,800	\$81,000	\$149,400
Plumbing	-	\$4,400	\$1,200	-	\$16,700	\$22,200
HVAC	\$2,800	\$37,300	\$34,300	\$249,800	\$124,600	\$448,800
Electrical	-	\$92,900	-	-	\$126,300	\$219,200
Fire Alarm & Comm	-	\$21,900	-	\$6,000	-	\$27,800
Equipment/Special	-	\$5,400	\$8,200	\$77,600	\$41,600	\$132,900
Site Development	-	\$131,100	-	\$72,100	\$567,300	\$770,500
Pavement	-	\$16,900	-	\$176,700	\$49,100	\$242,600
Site Lighting	-	-	-	-	\$42,600	\$42,600
Landscaping	-	-	-	\$737,600	-	\$737,600
Accessibility	\$1,200	-	-	-	-	\$1,200
<b>TOTALS</b>	<b>\$4,000</b>	<b>\$439,400</b>	<b>\$55,000</b>	<b>\$1,392,300</b>	<b>\$1,079,300</b>	<b>\$2,969,800</b>

### 3. Portable Buildings

Portable Buildings: Systems Summary		
<b>Address</b>	4352 Pyrite Street, Jurupa Valley CA 92509	
<b>Constructed/Renovated</b>	Vary	
<b>Building Size</b>	900 SF Each	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	NA	--
<b>Façade</b>	NA	--
<b>Roof</b>	NA	--
<b>Interiors</b>	NA	--
<b>Elevators</b>	None	--
<b>Plumbing</b>	NA	--
<b>HVAC</b>	Wall mounted heat pumps for each portable classroom	Fair
<b>Fire Suppression</b>	NA	--
<b>Electrical</b>	NA	--
<b>Fire Alarm</b>	NA	--
<b>Equipment/Special</b>	NA	--
<b>Accessibility</b>	Site is under full renovation	
<b>Key Issues and Findings</b>	Per the client request only full assessment on the site and MPR building is required, and condition (and data) assessment of the HVAC equipment at all other buildings.	

## 4. Site Summary



Site Information		
<b>Lot Size</b>	9.2 (estimated)	
<b>Parking Spaces</b>	103 total spaces all in two open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Front Asphalt lot and back concrete lot with concrete sidewalks, curbs	Fair
<b>Site Development</b>	Building-mounted, metal and chain link fencing, CMU dumpster enclosures Playgrounds and sports courts with bleachers, fencing, and site lights	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED, CFL, incandescent, T-8 Building-mounted: LED	Fair
<b>Ancillary Structures</b>	None	--
<b>Key Issues and Findings</b>	Moderate asphalt wear,	

See Appendix D for the Component Condition Table.



## 5. 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 MPR building was originally constructed in 1951. According to the POC complaints about accessibility issues have not been received by the school management. The property does not have 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.

### MBR Building: 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>Restrooms</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>



## 6. 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.

## 7. 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.

## 8. 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 Glen Avon Elementary School, 4352 Pyrite Street, Riverside, Jurupa Valley CA 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:** Mouaz Alrayes  
Project Manager

**Reviewed by:**



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Program Manager  
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## 9. 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	COVER PHOTO
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#2	FRONT ELEVATION
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#3	RIGHT ELEVATION
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#4	LEFT ELEVATION
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#5	REAR ELEVATION
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#6	LUNCH AREA STRUCTURE
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#7	FRONT PARKING LOTS
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#8	REAR PARKING LOT
----	------------------



#9	SITE
----	------



#10	SITE
-----	------



#11	SITE - TRASH
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#12	CLASSROOMS BUILDING
-----	---------------------



#13	CLASSROOMS BUILDING
-----	---------------------



#14	PORTABLE CLASSROOMS
-----	---------------------



#15	PLAY STRUCTURE
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#16	PLAY STRUCTURE - KRR BUILDING
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#17	MAIN SWITCHBOARD
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#18	MPR BUILDING - WATER HEATER
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#19	FIRE ALARM PANEL
-----	------------------



#20	FIRE EXTINGUISHER
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#21	MPR BUILDING ROOF
-----	-------------------



#22	MPR BUILDING ROOF
-----	-------------------



#23	MPR BUILDING - PACKAGED UNIT
-----	------------------------------



#24	MPR BUILDING - EXHAUST FAN
-----	----------------------------



#25	CLASSROOMS BUILDING - PACKAGED UNITS
-----	---



#26	PORTABLE CLASSROOMS - HEAT PUMP
-----	------------------------------------



#27	MBR BUILDING - EXTERIOR
-----	-------------------------



#28	MBR BUILDING - EXTERIOR
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#29	MBR BUILDING - THEATER
-----	------------------------



#30	MBR BUILDING - THEATER
-----	------------------------





#31	MPR BUILDING KITCHEN - OVENS
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#32	MPR BUILDING KITCHEN - FOOD WARMERS
-----	-------------------------------------



#33	MPR BUILDING KITCHEN - FOOD WARMER
-----	------------------------------------



#34	MPR BUILDING KITCHEN - SINKS
-----	------------------------------



#35	MPR BUILDING KITCHEN - WALK-IN COOLER
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#36	MPR BUILDING KITCHEN - FURNACE
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## **Appendix B: Site and Floor Plans**

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County Building

SOURCE:

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

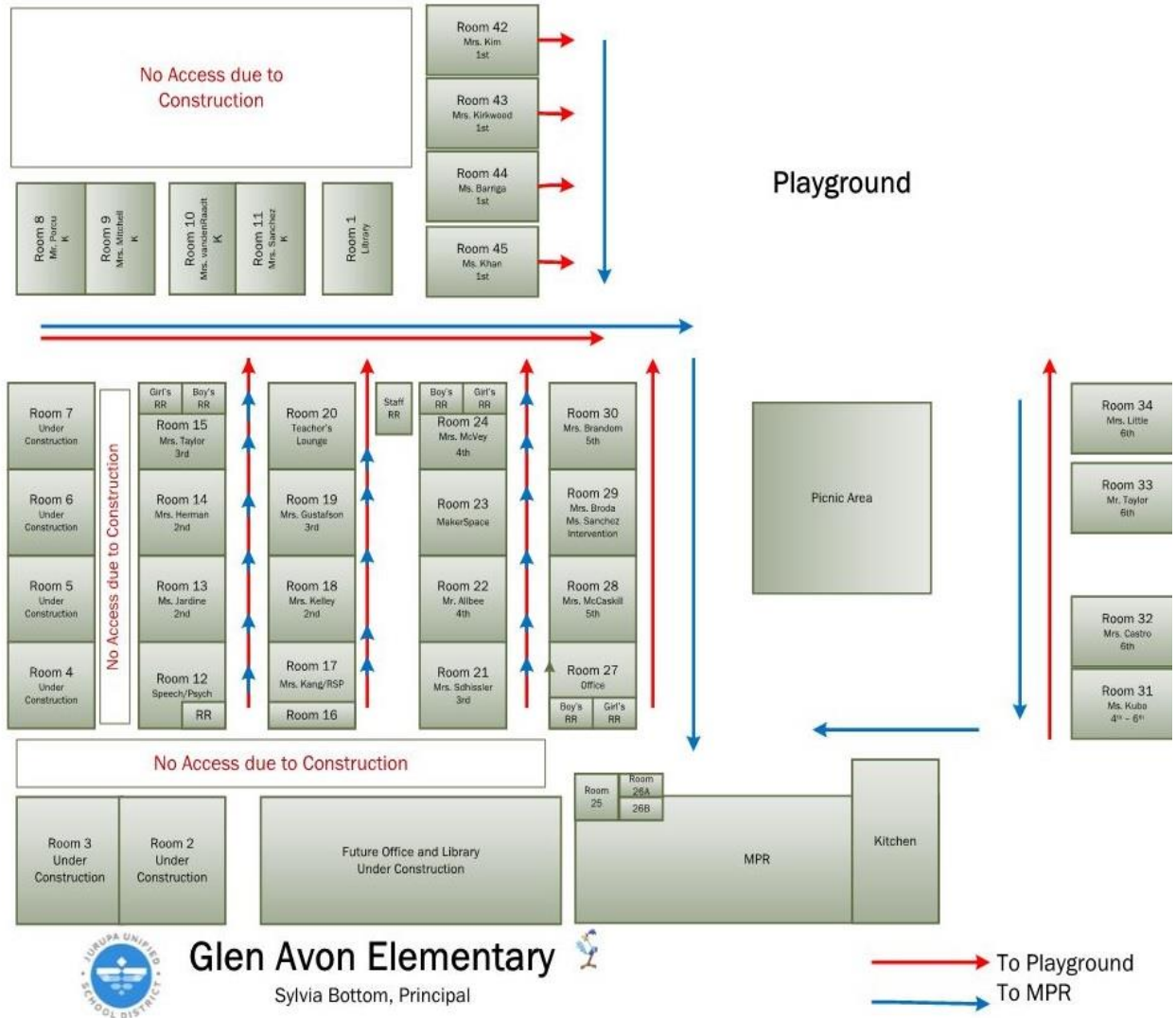


ON-SITE DATE:

September 11, 2019



### Floor Plan



**Glen Avon Elementary**

Sylvia Bottom, Principal

SOURCE:

Client



ON-SITE DATE:

September 11, 2019





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

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# 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: **Glen Avon Elementary**

No. of Buildings: 21 (Some buildings have been demolished)

Name of person completing questionnaire: Noah Caler

Length of Association with the Property: 11 yrs

Phone Number: 951-999-2867

### SITE INFORMATION

Year of Construction: 1951	Renovated: <b>Under Renovation</b>	Historical: <b>N</b>
No. of Stories: 1	Floor(s)	
Total Site Area: 9 Acres	Acres	
Total Building Area:	39,061 Sq. ft.	

#### Building Replacement Value:

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	<b>NA</b>		
2. HVAC	<b>NA</b>		
3. Plumbing System/Fixtures	<b>NA</b>		
4. Electrical System/Lighting	<b>NA</b>		
5. Life-Safety/Fire	<b>July 2019</b>		
6. Roofs	<b>NA</b>		

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	All buildings are currently under major renovation
Planned Capital Expenditure for Next Year?	All buildings are currently under major renovation
Age of the Roof? Original	Yes
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	No

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
<b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>					
1 Are there any unresolved building, fire, or zoning code issues?			Unk		
2 Is there any pending litigation concerning the property?			Unk		
3 Are there any other significant issues/hazards with the property?		No			



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
<b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>					
4		No			Are there any unresolved construction defects at the property?
5		No			Has any part of the property ever contained visible suspect mold growth?
6		No			Have there been indoor air quality or mold related complaints from occupants?
7		Yes			Is there a mold Operations and Maintenance Plan?
8		No			Are there any Asbestos Containing Building Materials in the building?
9		No			Is there an Asbestos Operations and Maintenance Plan? (AHERA?)
10		No			Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?
<b>GENERAL SITE</b>					
11		No			Are there any problems with erosion, storm water drainage or areas of paving that do not drain?
12		No			Are there any problems with the landscape irrigation systems?
<b>BUILDING STRUCTURE</b>					
13		No			Are there any problems with foundations or structures?
14		No			Is there any water infiltration in basements or crawl spaces?
15		Unk			Has a termite/wood boring insect inspection been performed within the last year?
16		No			Are there any wall, or window leaks?
17			Yes-MPR ROOF LEAKS		Are there any roof leaks?



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
<b>BUILDING ENVELOPE</b>					
18			Unk		Is the roofing covered by a warranty or bond?
19			Unk		Are there any poorly insulated areas?
20			Unk		Is Fire Retardant Treated (FRT) plywood used?
21			Unk		Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?
<b>BUILDING HVAC &amp; ELECTRICAL</b>					
22		No			Do any parts of the building have inadequate heating? Comment on location using room numbers
23		No			Do any parts of the building have inadequate cooling? Comment on location using room numbers
24		No			Does any part of the electrical system use aluminum wiring?
25		No			Are there any problems with the utilities, such as inadequate capacities?
<b>PLUMBING</b>					
26		No			Is the property served by private water well?
27		No			Is the property served by a private septic system or other waste treatment systems?
28		No			Does the sanitary sewer system back-up? If so, provide locations in comments
29		No			Is polybutylene piping used?
30		Yes			Is galvanized piping used?
31		No			Are there any plumbing leaks or water pressure problems?
<b>ADA</b>					
32			No		Has the management previously completed an ADA review?
33			UNK		Have any ADA improvements been made to the property?



# 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
<b>ADA</b>					
34			Yes		
35			Unk		
36			No		
37			NA		

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?
1
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

\_\_\_\_\_  
Signature of person interviewed or completing form

**September 11, 2019**  
\_\_\_\_\_  
Date

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

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## Component Condition Report

### Glen Avon Elementary School / Classroom Building 12-15

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3052	Classrooms 12-15 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417523
D3052	Classrooms 12-15 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417521
D3052	Classrooms 12-15 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417564
D3052	Classrooms 12-15 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417566

### Glen Avon Elementary School / Classroom Building 17-20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3052	Classrooms 17-20 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417563
D3052	Classrooms 17-20 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417522
D3052	Classrooms 17-20 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417588
D3052	Classrooms 17-20 Roof	Fair	Packaged Unit (RTU), 4 TON	1	13	1417530

### Glen Avon Elementary School / Classroom Building 21-23

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3052	Classrooms 21-24 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417602
D3052	Classrooms 21-24 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417577
D3052	Classrooms 21-24 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417605
D3052	Classrooms 21-24 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417533

### Glen Avon Elementary School / Classroom Building 27-30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3052	Classrooms 27-30 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417585
D3052	Classrooms 27-30 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417565
D3052	Classrooms 27-30 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417550
D3052	Classrooms 27-30 Roof	Fair	Packaged Unit (RTU), 4 TON	1	6	1417551

### Glen Avon Elementary School / KRR Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5012	KRR Building	Fair	Building/Main Switchboard, 1600 AMP	1	12	1417576

### Site Development

**Glen Avon Elementary School / KRR Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2047	KRR Playground	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	1,650 SF	13	1417547
G2047	KRR Playground	Fair	Play Structure, Medium	1	13	1417591

**Glen Avon Elementary School / MPR Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	MPR Building	Fair	Exterior Wall, Stucco, 1-2 Stories	4,200 SF	30	1417540
B2011	MPR Building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,200 SF	6	1417536
B2021	MPR Building	Fair	Window, Wood 24 SF, 1-2 Stories	8	3	1417590
B2021	MPR Building	Fair	Window, 12 SF	4	3	1417554
B2032	MPR Building	Fair	Exterior Door, Steel	2	15	1417586
B2032	MPR Building	Fair	Exterior Door, Wood Solid-Core	5	13	1417580
<b>Roofing</b>						
B3011	MPR Roof	Poor	Roof, Modified Bituminous	9,600 SF	2	1417555
<b>Interiors</b>						
C3012	MPR-theater	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,650 SF	15	1422103
C3012	MPR-theater	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	950 SF	10	1422102
C3024	MPR Building-Kitchen	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,150 SF	4	1417531
C3024	MPR Building-Theater	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,850 SF	10	1417592
C3024	MPR Building-Theater	Fair	Interior Floor Finish, Wood Strip	800 SF	18	1417534
C3025	Rooms 26A-26B	Fair	Interior Floor Finish, Carpet Commercial Standard	140 SF	3	1422104
C3032	MPR Building-Kitchen	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	4	1417538
C3032	MPR Building-Theater	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,850 SF	10	1417582
<b>Plumbing</b>						
D2011	MPR Building-Kitchen	Fair	Toilet, Residential Water Closet	1	15	1417607
D2014	MPR Building-Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1417561
D2014	MPR Building-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	15	1417595
D2018	MPR Building	Fair	Drinking Fountain, Outside/Site Style	1	3	1417597
D2023	MPR Building	Fair	Water Heater, 48 GAL	1	5	1417581
D2029	MPR Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	9,600 SF	23	1421397
<b>HVAC</b>						
D3032	MPR Building-Attic	Fair	Condensing Unit/Heat Pump, 2 TON	1	3	1417535
D3042	MPR Roof		Exhaust Fan, 1000 CFM	1	3	1417520
D3051	MPR Building-Kitchen	Failed	Furnace, 26 - 40 MBH	1	0	1417593
D3052	MPR Roof	Fair	Packaged Unit (RTU), 1.5 TON	1	15	1417594
D3052	MPR Roof	Fair	Packaged Unit (RTU), 2 TON	1	3	1417529



**Glen Avon Elementary School / MPR Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	MPR Roof	Fair	Packaged Unit (RTU), 2 TON	1	2	1417541
D3094	MPR Building-Theater	Fair	Air Curtain, 1000 CFM	1	5	1417526
D3094	MPR Building-Theater	Fair	Air Curtain, 1000 CFM	1	5	1417544
D3094	MPR Building-Kitchen	Fair	Air Curtain, 1000 CFM	1	5	1417578
<b>Electrical</b>						
D5019	MPR Building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	9,600 SF	23	1417539
D5029	MPR Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	9,600 SF	3	1421398
<b>Fire Alarm &amp; Comm</b>						
D5037	MPR Building	NA	Fire Alarm System, Basic/Zoned, Install	9,600 SF	1	1421400
D5037	MPR Building-Data Room	Fair	Fire Alarm Control Panel, Basic/Zoned	1	10	1417543
<b>Equipment/Special</b>						
E1093	MPR Building-Kitchen	Fair	Commercial Kitchen, Refrigerator, Undercounter 1-Door	1	5	1417611
E1093	MPR Building-Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	10	1417537
E1093	MPR Building-Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	7	1417552
E1093	MPR Building-Kitchen	Fair	Commercial Kitchen, LF	1	3	1417574
E1093	MPR Building-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	5	1417528
E1093	MPR Building-Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	7	1417569
E1093	MPR Building-Kitchen	Fair	Commercial Kitchen, Walk-In Freezer	1	10	1417545
E1093	MPR Building-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	15	1417559
E1093	MPR Building-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	4	1417583

**Glen Avon Elementary School / Portable Building #10**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3052	Portable Classroom #10	Fair	Heat Pump, 3 TON	1	13	1417548

**Glen Avon Elementary School / Portable Building #11**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3052	Portable Classroom #11	Fair	Heat Pump, 3 TON	1	3	1417527

**Glen Avon Elementary School / Portable Building #31**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3052	Portable Classroom #31	Fair	Heat Pump, 3.5 TON	1	4	1417604

**Glen Avon Elementary School / Portable Building #32**

Glen Avon Elementary School / Portable Building #32			Condition	Asset/Component/Repair	Quantity	RUL	ID
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
<b>HVAC</b>							
D3052	Portable Classroom #32	Fair	Heat Pump, 3.5 TON	1	15	1417568	
<b>Glen Avon Elementary School / Portable Building #33</b>							
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
<b>HVAC</b>							
D3052	Portable Classroom #33	Fair	Heat Pump, 3.5 TON	1	16	1417571	
<b>Glen Avon Elementary School / Portable Building #34</b>							
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
<b>HVAC</b>							
D3052	Portable Classroom #34	Fair	Heat Pump, 4 TON	1	13	1417556	
<b>Glen Avon Elementary School / Portable Building #8</b>							
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
<b>HVAC</b>							
D3052	Portable Classroom #8	Fair	Heat Pump, 3 TON	1	3	1417532	
<b>Glen Avon Elementary School / Portable Building #9</b>							
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
<b>HVAC</b>							
D3052	Portable Classroom #9	Fair	Heat Pump, 3 TON	1	3	1417567	
<b>Glen Avon Elementary School / Portable Building - Library</b>							
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
<b>HVAC</b>							
D3052	Portable Classroom-Library	Fair	Heat Pump, 4 TON	1	4	1417599	
<b>Glen Avon Elementary School / Portable Building 42</b>							
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
<b>HVAC</b>							
D3052	Portable Classroom P42	Fair	Heat Pump, 4 TON	1	4	1417553	
<b>Glen Avon Elementary School / Portable Building 43</b>							
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
<b>HVAC</b>							
D3052	Portable Classroom P43	Fair	Heat Pump, 3.5 TON	1	17	1417525	

**Glen Avon Elementary School / Portable Building 44**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3052	Portable Classroom P44	Fair	Heat Pump, 3.5 TON	1	4	1417572

**Glen Avon Elementary School / Portable Building 45**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3052	Portable Classroom P45	Fair	Heat Pump, 3.5 TON	1	17	1417524

**Glen Avon Elementary School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1021	Lunch Area	Good	Roof Structure, Flat, Metal Deck over Steel Beams	1,150 SF	40	1417575
<b>HVAC</b>						
D3052	Maintenance Yard	Fair	Packaged Unit (RTU), 4 TON	1	6	1417610
D3052	Maintenance Yard	Fair	Packaged Unit (RTU), 4 TON	1	6	1417557
D3052	Maintenance Yard	Fair	Packaged Unit (RTU), 4 TON	1	6	1417584
D3052	Maintenance Yard	Fair	Packaged Unit (RTU), 4 TON	1	6	1417598
D3052	Maintenance Yard	Fair	Packaged Unit (RTU), 4 TON	1	6	1417542
D3052	Maintenance Yard	Fair	Packaged Unit (RTU), 4 TON	1	6	1417601
<b>Pavement</b>						
G2022	Front Parking Lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	32,000 SF	2	1417606
G2022	Rear Parking Lot	Good	Parking Lots, Concrete Pavement	33,200 SF	35	1417603
G2022	Front Parking Lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	32,000 SF	8	1417608
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	750 LF	20	1417573
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	1,800 LF	20	1417549
G2044	Mounted	Fair	Signage, Property, Monument/Pylon	1	8	1499305
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	47,500 SF	13	1417558
G2047	Playground	Fair	Play Structure, Medium	1	10	1417570
G2047	Playground	Poor	Play Surfaces & Sports Courts, Poured-in-place Rubber	4,300 SF	2	1417600
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	47,500 SF	2	1417579
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System, Replace/Install	145,900 SF	9	1417587
<b>Site Lighting</b>						
G4021	Rear Parking Lot	Good	Site Pole Light, 105 - 200 WATT, Replace/Install	3	16	1417609
G4021	Front Parking Lot	Good	Site Pole Light, 105 - 200 WATT, Replace/Install	3	16	1417560

**Glen Avon Elementary School / Site**

<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Accessibility</b>						
Z106X	Front Parking Lot	NA	ADA, Parking, Signage, Pole-Mounted, Install	1	0	1417596
Z106X	Front Parking Lot	NA	ADA, Parking, Signage, Pole-Mounted, Install	1	0	1417589

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## **Appendix E: Replacement Reserves**

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Replacement Reserves Report

10/29/2019

Glen Avon Elementary School  
 \* Markup/LocationFactor (1.107) has been included in unit costs.

Glen Avon Elementary School / Classroom Building 12-15

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate											
D3052	Classrooms 12-15 Roof	1417523	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963															\$9,963											
D3052	Classrooms 12-15 Roof	1417521	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963															\$9,963											
D3052	Classrooms 12-15 Roof	1417564	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963															\$9,963											
D3052	Classrooms 12-15 Roof	1417566	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963															\$9,963											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$39,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,852			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$47,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,585

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

Glen Avon Elementary School / Classroom Building 17-20

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate											
D3052	Classrooms 17-20 Roof	1417563	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963															\$9,963											
D3052	Classrooms 17-20 Roof	1417522	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963										
D3052	Classrooms 17-20 Roof	1417588	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963										
D3052	Classrooms 17-20 Roof	1417530	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963													\$9,963								\$9,963											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$29,889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,852		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$35,689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,320

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

Glen Avon Elementary School / Classroom Building 21-23

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate											
D3052	Classrooms 21-24 Roof	1417602	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963															\$9,963											
D3052	Classrooms 21-24 Roof	1417577	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963										
D3052	Classrooms 21-24 Roof	1417605	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963										
D3052	Classrooms 21-24 Roof	1417533	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$39,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,852			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$47,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,585

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

Glen Avon Elementary School / Classroom Building 27-30

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate											
D3052	Classrooms 27-30 Roof	1417585	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963															\$9,963											
D3052	Classrooms 27-30 Roof	1417565	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963										
D3052	Classrooms 27-30 Roof	1417550	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963										
D3052	Classrooms 27-30 Roof	1417551	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963						\$9,963																\$9,963										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$39,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,852		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$47,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,585

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

Glen Avon Elementary School / Classroom Building 4-7

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



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$2,768	\$21,892	\$119,203	\$134,331	\$14,671	\$12,961	\$16,655	\$18,108	\$0	\$0	\$121,286	\$0	\$0	\$7,397	\$0	\$101,756	\$22,383	\$17,382	\$44,288	\$16,403	\$14,395	\$685,878

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

Glen Avon Elementary School / Portable Building - Library

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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										
D3052	Portable Classroom-Library	1417599	Heat Pump, 4 TON, Replace	20	16	4	1	EA	\$6,088.50	\$6,089					\$6,089																	\$6,089										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$6,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$6,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,853

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

Glen Avon Elementary School / Portable Building #10

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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											
D3052	Portable Classroom #10	1417548	Heat Pump, 3 TON, Replace	20	7	13	1	EA	\$4,870.80	\$4,871																						\$4,871											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,871		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,153

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

Glen Avon Elementary School / Portable Building #11

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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											
D3052	Portable Classroom #11	1417527	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$4,870.80	\$4,871				\$4,871																			\$4,871										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$4,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,871		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$5,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,322

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

Glen Avon Elementary School / Portable Building #31

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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											
D3052	Portable Classroom #31	1417604	Heat Pump, 3.5 TON, Replace	20	16	4	1	EA	\$6,088.50	\$6,089					\$6,089																		\$6,089										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$6,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$6,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,853

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

Glen Avon Elementary School / Portable Building #32

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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												
D3052	Portable Classroom #32	1417568	Heat Pump, 3.5 TON, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																\$6,089							\$6,089											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,486

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

Glen Avon Elementary School / Portable Building #33

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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												
D3052	Portable Classroom #33	1417571	Heat Pump, 3.5 TON, Replace	20	4	16	1	EA	\$6,088.50	\$6,089																	\$6,089						\$6,089											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,770

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

Glen Avon Elementary School / Portable Building #34

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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												
D3052	Portable Classroom #34	1417556	Heat Pump, 4 TON, Replace	20	7	13	1	EA	\$6,088.50	\$6,089																	\$6,089						\$6,089											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,941



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

Glen Avon Elementary School / Portable Building #8

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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										
D3052	Portable Classroom #8	1417532	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$4,870.80	\$4,871				\$4,871																		\$4,871										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$4,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,871				
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$5,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,322

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

Glen Avon Elementary School / Portable Building #9

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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										
D3052	Portable Classroom #9	1417567	Heat Pump, 3 TON, Replace	20	17	3	1	EA	\$4,870.80	\$4,871				\$4,871																			\$4,871									
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$4,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,871		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$5,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,322

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

Glen Avon Elementary School / Portable Building 42

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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											
D3052	Portable Classroom P42	1417553	Heat Pump, 4 TON, Replace	20	16	4	1	EA	\$6,088.50	\$6,089					\$6,089																			\$6,089									
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$6,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$6,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,853

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

Glen Avon Elementary School / Portable Building 43

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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												
D3052	Portable Classroom P43	1417525	Heat Pump, 3.5 TON, Replace	20	3	17	1	EA	\$6,088.50	\$6,089																								\$6,089										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,063

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

Glen Avon Elementary School / Portable Building 44

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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												
D3052	Portable Classroom P44	1417572	Heat Pump, 3.5 TON, Replace	20	16	4	1	EA	\$6,088.50	\$6,089					\$6,089																				\$6,089									
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$6,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$6,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,853

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

Glen Avon Elementary School / Portable Building 45

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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													
D3052	Portable Classroom P45	1417524	Heat Pump, 3.5 TON, Replace	20	3	17	1	EA	\$6,088.50	\$6,089																									\$6,089										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,063

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

Glen Avon Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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				
D3052	Maintenance Yard	1417610	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963											\$9,963														\$9,963	
D3052	Maintenance Yard	1417557	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963												\$9,963														\$9,963
D3052	Maintenance Yard	1417584	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963												\$9,963														\$9,963
D3052	Maintenance Yard	1417598	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963												\$9,963														\$9,963
D3052	Maintenance Yard	1417542	Packaged Unit (RTU), 4 TON, Replace	20	14	6	1	EA	\$9,963.00	\$9,963												\$9,963														\$9,963

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	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	
D3052	Maintenance Yard	1417601	Packaged Unit (RTU), 4 TON, Replace	20	14		6	1	EA	\$9,963.00	\$9,963							\$9,963															\$9,963	
G2022	Front Parking Lot	1417606	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3		2	32000	SF	\$0.50	\$15,941			\$15,941					\$15,941				\$15,941										\$15,941	\$63,763
G2022	Front Parking Lot	1417608	Parking Lots, Asphalt Pavement, Mill & Overlay	25	17		8	32000	SF	\$3.87	\$123,984								\$123,984															\$123,984
G2041	Site	1417573	Fences & Gates, Metal Tube, 6' High, Replace	40	20		20	750	LF	\$44.28	\$33,210																						\$33,210	\$33,210
G2041	Site	1417549	Fences & Gates, Chain Link, 6' High, Replace	40	20		20	1800	LF	\$23.25	\$41,845																						\$41,845	\$41,845
G2044	Mounted	1499305	Signage, Property, Monument/Pylon, Replace	20	12		8	1	EA	\$10,516.50	\$10,517								\$10,517															\$10,517
G2047	Playground	1417600	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	18		2	4300	SF	\$23.25	\$99,962			\$99,962																				\$99,962
G2047	Site	1417579	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3		2	47500	SF	\$0.50	\$23,610			\$23,610					\$23,610				\$23,610										\$23,610	\$94,438
G2047	Playground	1417570	Play Structure, Medium, Replace	20	10		10	1	EA	\$22,140.00	\$22,140										\$22,140													\$22,140
G2047	Site	1417558	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	12		13	47500	SF	\$3.87	\$184,039													\$184,039										\$184,039
G2057	Site	1417587	Irrigation System, , Replace/Install	25	16		9	145900	SF	\$3.87	\$565,290									\$565,290														\$565,290
G4021	Rear Parking Lot	1417609	Site Pole Light, 105 - 200 WATT, Replace/Install	20	4		16	3	EA	\$4,428.00	\$13,284																						\$13,284	\$13,284
G4021	Front Parking Lot	1417560	Site Pole Light, 105 - 200 WATT, Replace/Install	20	4		16	3	EA	\$4,428.00	\$13,284																						\$13,284	\$13,284
Z106X	Front Parking Lot	1417596	ADA, Parking, Signage, Pole-Mounted, Install	0	0		0	1	EA	\$611.06	\$611	\$611																						\$611
Z106X	Front Parking Lot	1417589	ADA, Parking, Signage, Pole-Mounted, Install	0	0		0	1	EA	\$611.06	\$611	\$611																						\$611
<b>Totals, Unescalated</b>												\$1,222	\$0	\$139,512	\$0	\$0	\$0	\$59,778	\$39,550	\$134,501	\$565,290	\$22,140	\$0	\$39,550	\$184,039	\$0	\$0	\$26,568	\$39,550	\$0	\$0	\$75,055	\$1,326,755	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$1,222	\$0	\$148,009	\$0	\$0	\$0	\$71,378	\$48,642	\$170,381	\$737,575	\$29,754	\$0	\$56,389	\$270,267	\$0	\$0	\$42,634	\$65,371	\$0	\$0	\$135,557	\$1,777,179	

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

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

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**D20 PLUMBING**

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1417581	D2023	Water Heater	48 GAL	Glen Avon Elementary School / MPR Building	MPR Building	Bradford White	ULG250H553H	PK40348968	2003		

**D30 HVAC**

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1417535	D3032	Condensing Unit/Heat Pump	2 TON	Glen Avon Elementary School / MPR Building	MPR Building-Attic	Fujitsu	AOU24RLXFZ	107327	2007		
2	1417520	D3042	Exhaust Fan	1000 CFM	Glen Avon Elementary School / MPR Building	MPR Roof	No tag/plate found	No tag/plate found	No tag/plate found			
3	1417593	D3051	Furnace	40 MBH	Glen Avon Elementary School / MPR Building	MPR Building-Kitchen	No tag/plate found	No tag/plate found	No tag/plate found			
4	1417527	D3052	Heat Pump	3 TON	Glen Avon Elementary School / Portable Building #11	Portable Classroom #11	Bard	WH361-A05XX4XXX	125A971075105-02	1997		
5	1417548	D3052	Heat Pump	3 TON	Glen Avon Elementary School / Portable Building #10	Portable Classroom #10	Bard	WH361-A0VP4XXX	309D122895994-02	2012		
6	1417532	D3052	Heat Pump	3 TON	Glen Avon Elementary School / Portable Building #8	Portable Classroom #8	Bard	WH361-A0VP4XXX	Illegible	2000		
7	1417567	D3052	Heat Pump	3 TON	Glen Avon Elementary School / Portable Building #9	Portable Classroom #9	Bard	WH361-A0VP4XXX	Illegible	2000		
8	1417524	D3052	Heat Pump	3.5 TON	Glen Avon Elementary School / Portable Building 45	Portable Classroom P45	Bard	WH4H2-A04VP4XXX	332N163387306-02	2016		
9	1417572	D3052	Heat Pump	3.5 TON	Glen Avon Elementary School / Portable Building 44	Portable Classroom P44	Bard	WH421-A10VX4XXX	126P971100028	1997		
10	1417571	D3052	Heat Pump	3.5 TON	Glen Avon Elementary School / Portable Building #33	Portable Classroom #33	Bard	W42H2-A04VP4XXX	332J153253832-02	2015		
11	1417568	D3052	Heat Pump	3.5 TON	Glen Avon Elementary School / Portable Building #32	Portable Classroom #32	Bard	W42H2-A04VP4XXX	332F143124589-02	2014		
12	1417604	D3052	Heat Pump	3.5 TON	Glen Avon Elementary School / Portable Building #31	Portable Classroom #31	Bard	WH421LA09VX4XXX	126J991369401	1999		
13	1417525	D3052	Heat Pump	3.5 TON	Glen Avon Elementary School / Portable Building 43	Portable Classroom P43	Bard	H42H2-A04VP4XXX	332N163387304-02	2016		
14	1417599	D3052	Heat Pump	4 TON	Glen Avon Elementary School / Portable Building - Library	Portable Classroom-Library	Marvair	AVP48HPA10NB	CJ4984	1998		
15	1417553	D3052	Heat Pump	4 TON	Glen Avon Elementary School / Portable Building 42	Portable Classroom P42	Bard	WH482-A10VX4XXX	149L961036482-02	1996		
16	1417556	D3052	Heat Pump	4 TON	Glen Avon Elementary School / Portable Building #34	Portable Classroom #34	Marvair	AV48HPA10NB	DJ8712	2012		
17	1417594	D3052	Packaged Unit (RTU)	1.5 TON	Glen Avon Elementary School / MPR Building	MPR Roof	Trane	YSH150F3RLA000	144310585D	2014		
18	1417529	D3052	Packaged Unit (RTU)	2 TON	Glen Avon Elementary School / MPR Building	MPR Roof	American Standard Inc.	YCX036G1M0AB	2191LXN1H	2002		
19	1417541	D3052	Packaged Unit (RTU)	2 TON	Glen Avon Elementary School / MPR Building	MPR Roof	American Standard Inc.	YCP024F1LOAB	Z2333FB24	2001		
20	1417523	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 12-15	Classrooms 12-15 Roof	American Standard Inc.	YCP048F3H0AG	53031PJ2H	2005		
21	1417521	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 12-15	Classrooms 12-15 Roof	American Standard Inc.	YCP048F3H0AG	52841932H	2005		
22	1417585	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 27-30	Classrooms 27-30 Roof	American Standard Inc.	YCP048F3H0AG	52841F52H	2005		
23	1417610	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Site	Maintenance Yard	American Standard Inc.	YCP048F3H0AG	5302J82H	2005		
24	1417563	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 17-20	Classrooms 17-20 Roof	American Standard Inc.	YCP048F3H0AG	5284XKP2H	2005		
25	1417557	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Site	Maintenance Yard	American Standard Inc.	YCP048F3H0AG	5301K682H	2005		
26	1417602	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 21-23	Classrooms 21-24 Roof	American Standard Inc.	YCP048F3H0AG	5265LE22H	2005		
27	1417522	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 17-20	Classrooms 17-20 Roof	American Standard Inc.	YCP048F3H0AG	52633LU2H	2005		
28	1417584	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Site	Maintenance Yard	American Standard Inc.	YCP048F3H0AG	53051M82H	2005		
29	1417577	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 21-23	Classrooms 21-24 Roof	American Standard Inc.	YCP048F3H0AG	5284Y9S2H	2005		
30	1417564	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 12-15	Classrooms 12-15 Roof	American Standard Inc.	YCP048F3H0AG	53048CR2H	2005		
31	1417566	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 12-15	Classrooms 12-15 Roof	American Standard Inc.	YCP048F3H0AG	5301W8D2H	2005		
32	1417588	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 17-20	Classrooms 17-20 Roof	American Standard Inc.	YCP048F3H0AG	52941BM2H	2005		
33	1417605	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 21-23	Classrooms 21-24 Roof	American Standard Inc.	YCP048F3H0AG	52841942H	2005		
34	1417598	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Site	Maintenance Yard	American Standard Inc.	YCP048F3H0AG	5325NH32H	2005		
35	1417565	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 27-30	Classrooms 27-30 Roof	American Standard Inc.	YCP048F3H0AG	52843AM2H	2005		
36	1417533	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 21-23	Classrooms 21-24 Roof	American Standard Inc.	YCP048F3H0AG	5284X8E2H	2005		
37	1417530	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 17-20	Classrooms 17-20 Roof	American Standard Inc.	4YCC3048A3075AB	121013065L	2012		
38	1417542	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Site	Maintenance Yard	American Standard Inc.	YCP048F3H0AG	5311JG2H	2005		
39	1417550	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 27-30	Classrooms 27-30 Roof	American Standard Inc.	YCP048F3H0AG	5285193H	2005		
40	1417551	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Classroom Building 27-30	Classrooms 27-30 Roof	American Standard Inc.	YCP048F3H0AG	5285JFR2H	2005		
41	1417601	D3052	Packaged Unit (RTU)	4 TON	Glen Avon Elementary School / Site	Maintenance Yard	American Standard Inc.	YCP048F3H0AG	5355NFJ2H	2005		
42	1417526	D3094	Air Curtain	1000 CFM	Glen Avon Elementary School / MPR Building	MPR Building-Theater	Mars Air Systems	LPN272-1UA-OB	1010320S			
43	1417544	D3094	Air Curtain	1000 CFM	Glen Avon Elementary School / MPR Building	MPR Building-Theater	Mars Air Systems	LPN272-1UA-OB	1010321S			
44	1417578	D3094	Air Curtain	1000 CFM	Glen Avon Elementary School / MPR Building	MPR Building-Kitchen	Mars Air Systems	Standard 28	A8312SE28-L			

**D50 ELECTRICAL**

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1417576	D5012	Building/Main Switchboard	1600 AMP	Glen Avon Elementary School / KRR Building	KRR Building						
2	1417543	D5037	Fire Alarm Control Panel		Glen Avon Elementary School / MPR Building	MPR Building-Data Room	Honeywell	5820XL	122584E			

**E10 EQUIPMENT**

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1417552	E1093	Commercial Convection Oven, Double		Glen Avon Elementary School / MPR Building	MPR Building-Kitchen	Blodgett	No tag/plate found	No tag/plate found			
2	1417528	E1093	Commercial Food Warmer		Glen Avon Elementary School / MPR Building	MPR Building-Kitchen	Cres Cor	H137SUA12DSD	DBF-J378812-1	2002		
3	1417559	E1093	Commercial Food Warmer		Glen Avon Elementary School / MPR Building	MPR Building-Kitchen						
4	1417583	E1093	Commercial Food Warmer		Glen Avon Elementary School / MPR Building	MPR Building-Kitchen	Cres Cor	H137SUA12DSD	Inaccessible	2000		
5	1417569	E1093	Commercial Garbage Disposal, 1 to 3 HP		Glen Avon Elementary School / MPR Building	MPR Building-Kitchen						
6	1417574	E1093	Commercial LF	LF	Glen Avon Elementary School / MPR Building	MPR Building-Kitchen						
7	1417611	E1093	Commercial Refrigerator, Undercounter 1-Door		Glen Avon Elementary School / MPR Building	MPR Building-Kitchen	Beverage-Air	SM34N	2931021603		No tag/plate found	
8	1417545	E1093	Commercial Walk-In Freezer		Glen Avon Elementary School / MPR Building	MPR Building-Kitchen						
9	1417537	E1093	Commercial Walk-In Refrigerator		Glen Avon Elementary School / MPR Building	MPR Building-Kitchen						

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**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1417609	G4021	<b>Site Pole Light</b>	200 WATT	Glen Avon Elementary School / Site	Rear Parking Lot						3
2	1417560	G4021	<b>Site Pole Light</b>	200 WATT	Glen Avon Elementary School / Site	Front Parking Lot						3

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