



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC ARCHITECTS
3546 Concours Street
Ontario, California 91764
Andrew Thompson



GRANITE HILL ELEMENTARY SCHOOL
9371 Granite Hill Drive
Jurupa Valley, California 92509

PREPARED BY:

EMG | A Bureau Veritas Company
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.emgcorp.com

EMG CONTACT:

Mark Surdam
Program Manager
800.733.0660 x6251
msurdam@emgcorp.com

EMG PROJECT #:

139069.19R000-005.354

DATE OF REPORT:

October 28, 2019

ON SITE DATE:

9/18/2019



engineering | environmental | capital planning | project management

A Bureau Veritas Group Company

www.EMGcorp.com | 800.733.0660



TABLE OF CONTENTS

1. Executive Summary	1
Campus Overview and Assessment Details	1
Buildings	1
Plan Types.....	3
Campus Findings and Deficiencies	4
Facility Condition Index (FCI)	5
Immediate Needs.....	6
Key Findings	7
2. Main Building	12
3. Classrooms 17-19	14
4. Classrooms 20-22	16
5. Portable Building 23	18
6. Portable Building 24	20
7. Portable Building 25	22
8. Portable Building 26	24
9. Portable Building 27	26
10. Portable Building 28	28
11. Portable Building 29	30
12. Portable Building 30	32
13. Site Restroom	34
14. Site Summary	36
15. ADA Accessibility	38
16. Purpose and Scope	43
17. Opinions of Probable Costs	45
Methodology	45
Definitions	45
18. Certification	47
19. Appendices	48

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	Granite Hill Elementary School 9371 Granite Hill Drive Jurupa Valley, CA 92509
Site Developed	1992
Property Type	Elementary School
Current Occupants	100%
Building Area	45,246 SF
Number of Buildings	12
Date(s) of Visit	9/18/2019
Management Point of Contact	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jusd.k12.ca.us
On-site Point of Contact (POC)	NA
Assessment and Report Prepared By	Jonathan Ranabauer
Reviewed By	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

Buildings

Building Summary			
Building	Use	Constructed	Area (SF)
1	Main Building	1992	29094
2	Classroom Building 17-19	1992	3300
3	Classroom Building 20-22	1992	3300

Building Summary

Building	Use	Constructed	Area (SF)
4	Portable Building 23	1992	1128
5	Portable Building #24	1992	1128
6	Portable Building #25	1992	1128
7	Portable Building #26	1992	1128
8	Portable Building #27	1992	1128
9	Portable Building #28	1992	1128
10	Portable Building #29	1992	1128
11	Portable Building 30	2006	1128
12	Site Restroom	2003	528
TOTAL			45246

Unit Allocation

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

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

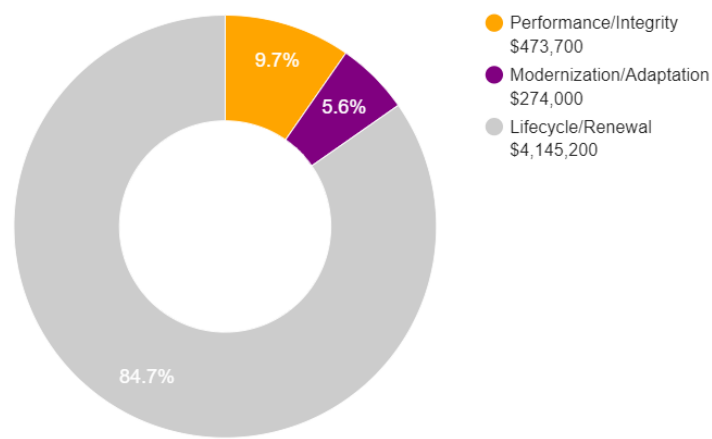
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,892,900

Campus Findings and Deficiencies

Historical Summary

The Granite Hill Elementary School campus was constructed in 1992. The Site Restroom Building was constructed in 2003 and the Portable Building 30 was added in 2006. Most buildings have had some upgrades and additions since their original construction.

Architectural

The buildings are constructed of steel and wood frame with stucco and wood façades. New roofs throughout the campus were installed in 2018. Classroom Building 17-22's exterior façade is warped and cracked, and Portable Building #30's exterior wood façade is deteriorating and cracking. The exterior wood trim on the Main building is deteriorating and cracking. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components have been well-maintained since original construction and most of the buildings' MEPF portfolio has been upgraded. The roof-top equipment throughout the campus was upgraded between 2009 and 2012. The wall mounted units serving the portable buildings are outdated. Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes.

Site

Composed of regular landscaping and common area parking lots with pedestrian walkways, athletic fields and playgrounds the buildings sites are in fair overall condition with issues of site drainage and irrigation cover throughout the campus. Parking lot striping is faded, and the dropout areas asphalt is damaged and will need to be addressed. Regular maintenance and inspections are highly recommended throughout the reserve replacement term.

Recommended Additional Studies

The site drainage is in poor condition. The client has reported that there is poor site drainage throughout the campus during heavy rains causing flooding. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the site drainage is also included.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

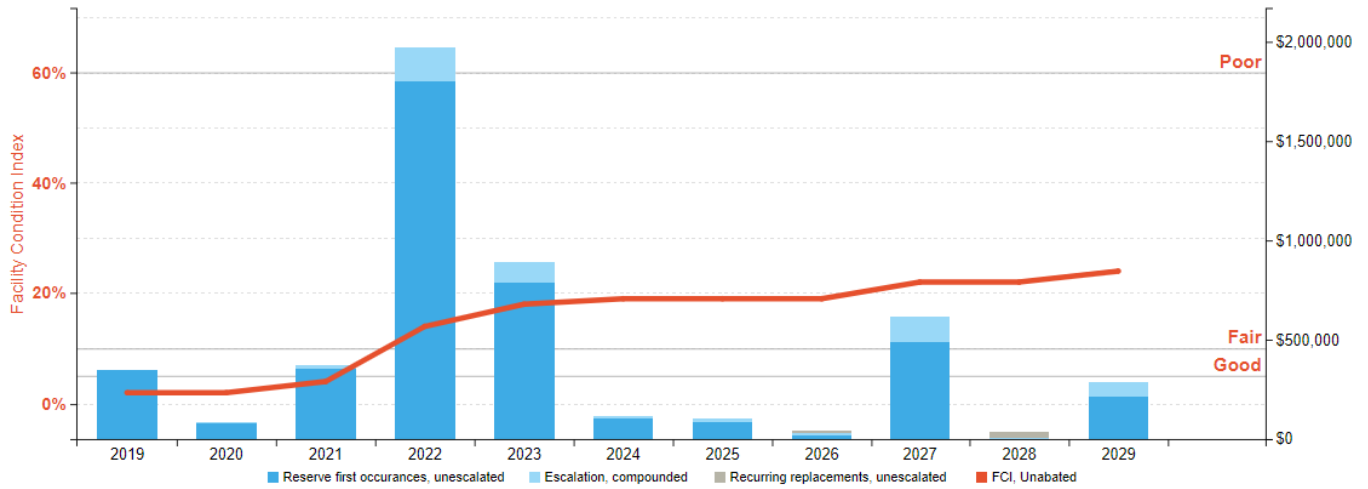
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Granite Hill Elementary School / Classrooms #17-19	\$450	3,300	\$1,485,000	1.3%	3.3%	12.0%	14.0%
Granite Hill Elementary School / Classrooms #20-22	\$450	3,300	\$1,485,000	1.0%	1.6%	11.8%	13.8%
Granite Hill Elementary School / Main Building	\$450	29,094	\$13,092,300	0.0%	0.4%	12.9%	14.1%
Granite Hill Elementary School / Portable Classroom #23	\$175	960	\$168,000	0.0%	3.8%	28.1%	34.2%
Granite Hill Elementary School / Portable Classroom #24	\$175	960	\$168,000	0.0%	3.8%	28.1%	34.2%
Granite Hill Elementary School / Portable Classroom #25	\$175	960	\$168,000	0.0%	3.8%	28.1%	34.2%
Granite Hill Elementary School / Portable Classroom #26	\$175	960	\$168,000	0.0%	3.8%	28.1%	34.2%
Granite Hill Elementary School / Portable Classroom #27	\$175	960	\$168,000	0.0%	8.8%	33.1%	34.1%
Granite Hill Elementary School / Portable Classroom #28	\$175	960	\$168,000	0.0%	8.8%	33.1%	34.1%
Granite Hill Elementary School / Portable Classroom #29	\$175	960	\$168,000	0.0%	8.8%	33.1%	34.1%
Granite Hill Elementary School / Portable Classroom #30	\$175	960	\$168,000	0.0%	7.3%	17.1%	38.2%
Granite Hill Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%
Granite Hill Elementary School / Site Restrooms	\$175	528	\$92,400	0.0%	0.0%	84.7%	89.9%

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: Granite Hill Elementary School

Replacement Value: \$ 20,360,700; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Granite Hill Elementary School	6	\$348,622
Total	6	\$348,622

Granite Hill Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1431743	Granite Hill Elementary School / Site	G1031	Landscaping, Ground Cover, Regrade/Establish	Poor	Modernization/Adaptation	\$199,260
1431745	Granite Hill Elementary School / Site	G2022	Parking Lots, Asphalt Pavement, Cut & Patch	Poor	Performance/Integrity	\$4,871
1433933	Granite Hill Elementary School / Site	G2047	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	Poor	Performance/Integrity	\$102,868
1449598	Granite Hill Elementary School / Site	P000X	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	NA	Modernization/Adaptation	\$7,749
1447437	Granite Hill Elementary School / Classrooms #20-22	B2011	Exterior Wall, Stucco, 1-2 Stories, Repair	Poor	Performance/Integrity	\$15,055
1434034	Granite Hill Elementary School / Classrooms #17-19	B2011	Exterior Wall, Stucco, 1-2 Stories, Repair	Poor	Performance/Integrity	\$18,819
Total (6 items)						\$348,622

Key Findings



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
Classrooms #20-22 Classrooms 20-22

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,100

\$\$\$\$

There are several areas throughout the 6 buildings that the exterior wall surface is cracking, peeling and separating from the wall. - AssetCALC ID: 1447437



Exterior Wall in Poor condition.

Stucco, 1-2 Stories
Classrooms #17-19 Classrooms 17-19

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,800

\$\$\$\$

There are several areas throughout the 6 buildings that the exterior wall surface is cracking, peeling and separating from the wall. - AssetCALC ID: 1434034



Wood Trim in Poor condition.

Exterior Building
Main Building Main Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,600

\$\$\$\$

Exterior wood trim around the perimeter of the building is cracking and deteriorating. - AssetCALC ID: 1433954



Exterior Wall in Poor condition.

Wood Shakes/Shingles, 1-2 Stories
Portable Classroom #30 Portable Building 30
Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,600

\$\$\$\$

The existing wood fascia is cracking and peeling throughout the exterior of the building - AssetCALC ID: 1433970



Wood Trim in Poor condition.

Exterior Building Envelope
Portable Classroom #30 Portable Building 30
Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Existing wood trimming is cracking and peeling throughout exterior of building. - AssetCALC ID: 1433898



Parking Lots in Poor condition.

Asphalt Pavement
Site Site - Bus Entrance

Uniformat Code: G2022
Recommendation: **Cut & Patch in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,900

\$\$\$\$

This area is not stable and spider cracking throughout. - AssetCALC ID: 1431745

Plumbing System in Poor condition.

Rainwater Drainage, High Density
Site Site

Uniformat Code: D2049
Recommendation: **Replace in 2021**

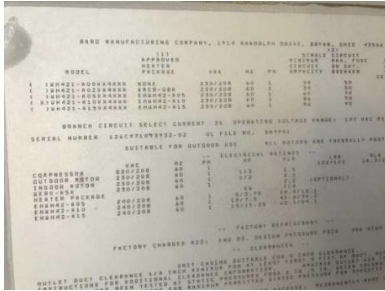
Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$232,500

\$\$\$\$

The client has reported that during heavy rain the campus has flooding issues. - AssetCALC ID: 1478882



Heat Pump #26 in Poor condition.

Priority Score: **86.0**

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

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,100

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



Units area are past EUL and district is advising replacement of units for energy efficiency purposes. -
 AssetCALC ID: 1433864



Heat Pump #29 in Poor condition.

Priority Score: **86.0**

Wall-Mounted, 3.5 to 4 Ton
 Portable Classroom #29 Portable Building 29
 Exterior

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,100

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



Units area are past EUL and district is advising replacement of units for energy efficiency purposes. -
 AssetCALC ID: 1433956



Heat Pump #24 in Poor condition.

Priority Score: **86.0**

Wall-Mounted, 3.5 to 4 Ton
 Portable Classroom #24 Portable Building 24
 Exterior

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,100

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



Units area are past EUL and district is advising replacement of units for energy efficiency purposes. -
 AssetCALC ID: 1434011



Heat Pump #25 in Poor condition.

Wall-Mounted, 3.5 to 4 Ton
 Portable Classroom #25 Portable Building 25
 Exterior

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

Priority Score: **86.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,100

\$\$\$\$

Units area are past EUL and district is advising replacement of units for energy efficiency purposes. -
 AssetCALC ID: 1433972



Heat Pump #28 in Poor condition.

Wall-Mounted, 3.5 to 4 Ton
 Portable Classroom #28 Portable Building 28
 Exterior

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

Priority Score: **86.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,100

\$\$\$\$

Units area are past EUL and district is advising replacement of units for energy efficiency purposes. -
 AssetCALC ID: 1434031



Heat Pump #27 in Poor condition.

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

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

Priority Score: **86.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,100

\$\$\$\$

Units area are past EUL and district is advising replacement of units for energy efficiency purposes. -
 AssetCALC ID: 1433865



Heat Pump #23 in Poor condition.

Wall-Mounted, 3.5 to 4 Ton
Portable Classroom #23 Portable Building #23
Exterior

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

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,100

\$\$\$\$

Units area are past EUL and district is advising replacement of units for energy efficiency purposes. -
AssetCALC ID: 1434086

2. Main Building



Main Building: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	1992	
Building Size	29,094 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional Steel frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board, wallpaper FRP Floors: Carpet, VCT, vinyl composite tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary		
HVAC	Individual package units Rooftop exhaust fans	Fair
Fire Suppression	Fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: T-8, incandescent Emergency: UPS	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, exterior wood trimming around building is deteriorating and cracking.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$179,700	-	-	\$63,300	\$243,000
Roofing	-	-	-	-	\$570,900	\$570,900
Interiors	-	\$311,200	\$130,600	-	\$900,300	\$1,342,200
Elevators	-	-	\$22,900	-	-	\$22,900
Plumbing	-	\$97,000	-	\$3,400	\$546,900	\$647,200
Fire Suppression	-	\$2,900	\$4,800	\$400	\$338,100	\$346,200
HVAC	-	\$10,700	-	\$13,400	\$432,900	\$457,000
Electrical	-	\$56,700	\$471,200	\$600	\$932,700	\$1,461,200
Fire Alarm & Comm	-	\$1,900	\$145,000	\$21,000	\$3,000	\$170,900
Equipment/Special	-	\$268,800	-	\$9,900	\$43,100	\$321,800
Pavement	-	-	-	-	-	-
Site Development	-	-	\$17,400	-	-	\$17,400
TOTALS	-	\$928,900	\$791,900	\$48,700	\$3,831,200	\$5,600,700

3. Classrooms 17-19



Classrooms 17-19: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	1992	
Building Size	3,300 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional steel frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted Wallpaper Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply Sinks	Fair

Classrooms 17-19: Systems Summary		
HVAC	Individual package unit	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Warped and cracking stucco exterior facade, building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$18,800	\$46,600	-	-	\$26,700	\$92,100
Roofing	-	-	-	-	\$108,900	\$108,900
Interiors	-	\$20,200	-	\$23,500	\$45,100	\$88,800
Plumbing	-	\$4,400	-	-	\$59,000	\$63,400
Fire Suppression	-	\$500	\$17,000	-	\$700	\$18,300
HVAC	-	\$8,000	-	-	\$53,600	\$61,600
Electrical	-	\$21,200	-	-	\$96,600	\$117,800
Fire Alarm & Comm	-	-	\$16,400	-	-	\$16,400
Equipment/Special	-	\$21,800	-	-	-	\$21,800
TOTALS	\$18,800	\$122,700	\$33,400	\$23,500	\$390,600	\$589,100

4. Classrooms 20-22



Classrooms 20-22: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	1992	
Building Size	3,300 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional steel frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Poor
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted Wallpaper Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Classrooms 20-22: Systems Summary		
HVAC	Individual package unit	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Warped and cracking stucco exterior facade, building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$15,100	\$47,200	-	-	\$27,500	\$89,700
Roofing	-	-	-	-	\$108,900	\$108,900
Interiors	-	\$20,200	-	\$23,500	\$45,100	\$88,800
Plumbing	-	\$4,400	-	-	\$59,000	\$63,400
Fire Suppression	-	\$500	\$17,000	-	\$700	\$18,300
HVAC	-	\$8,000	-	-	\$53,600	\$61,600
Electrical	-	\$21,200	-	-	\$96,600	\$117,800
Fire Alarm & Comm	-	-	\$16,400	-	-	\$16,400
Equipment/Special	-	\$21,800	-	-	-	\$21,800
TOTALS	\$15,100	\$123,300	\$33,400	\$23,500	\$391,400	\$586,700

5. Portable Building 23



Portable Building 23: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	960	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Good
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 23: Systems Summary		
HVAC	Wall Mounted heat pumps	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,300	-	-	\$7,200	\$27,500
Roofing	-	-	-	-	\$23,800	\$23,800
Interiors	-	\$4,100	-	\$8,200	\$11,100	\$23,400
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$7,200	-	-	\$28,100	\$35,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
TOTALS	-	\$37,900	\$8,400	\$8,400	\$70,500	\$125,200

6. Portable Building 24



Portable Building 24: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	1992	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Good
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 24: Systems Summary		
HVAC	Wall Mounted heat pumps	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, the district has advised to replace for energy efficiency units.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,300	-	-	\$7,200	\$27,500
Roofing	-	-	-	-	\$23,800	\$23,800
Interiors	-	\$4,100	-	\$8,200	\$11,100	\$23,400
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$7,200	-	-	\$28,100	\$35,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
TOTALS	-	\$37,900	\$8,400	\$8,400	\$70,500	\$125,200

7. Portable Building 25



Portable Building 25: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	1992	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Good
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 25: Systems Summary		
HVAC	Wall Mounted heat pumps	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, the district has advised to replace for energy efficiency units.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,300	-	-	\$7,200	\$27,500
Roofing	-	-	-	-	\$23,800	\$23,800
Interiors	-	\$4,100	-	\$8,200	\$11,100	\$23,400
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$7,200	-	-	\$28,100	\$35,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
TOTALS	-	\$37,900	\$8,400	\$8,400	\$70,500	\$125,200

8. Portable Building 26



Portable Building 26: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	1992	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Good
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 26: Systems Summary		
HVAC	Wall Mounted heat pumps	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, the district has advised to replace for energy efficiency units.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,300	-	-	\$7,200	\$27,500
Roofing	-	-	-	-	\$23,800	\$23,800
Interiors	-	\$4,100	-	\$8,200	\$11,100	\$23,400
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$7,200	-	-	\$28,100	\$35,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
TOTALS	-	\$37,900	\$8,400	\$8,400	\$70,500	\$125,200

9. Portable Building 27



Portable Building 27: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	1992	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 27: Systems Summary		
HVAC	Wall Mounted heat pumps	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, the district has advised to replace for energy efficiency units.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,300	-	-	\$7,200	\$27,500
Roofing	-	-	-	-	\$23,800	\$23,800
Interiors	-	\$12,300	-	-	\$11,000	\$23,300
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$7,200	-	-	\$28,100	\$35,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
TOTALS	-	\$46,100	\$8,400	\$200	\$70,400	\$125,100

10. Portable Building 28



Portable Building 28: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	1992	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 28: Systems Summary		
HVAC	Wall Mounted heat pumps	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, the district has advised to replace for energy efficiency units.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,300	-	-	\$7,200	\$27,500
Roofing	-	-	-	-	\$23,800	\$23,800
Interiors	-	\$12,300	-	-	\$11,000	\$23,300
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$7,200	-	-	\$28,100	\$35,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
TOTALS	-	\$46,100	\$8,400	\$200	\$70,400	\$125,100

11. Portable Building 29



Portable Building 29: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	1992	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 29: Systems Summary		
HVAC	Wall Mounted heat pumps	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, the district has advised to replace for energy efficiency units.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,300	-	-	\$7,200	\$27,500
Roofing	-	-	-	-	\$23,800	\$23,800
Interiors	-	\$12,300	-	-	\$11,000	\$23,300
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$7,200	-	-	\$28,100	\$35,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
TOTALS	-	\$46,100	\$8,400	\$200	\$70,400	\$125,100

12. Portable Building 30



Portable Building 30: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	2006	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Poor
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 30: Systems Summary		
HVAC	Wall mounted heat pump	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Warped and cracking wood shingles and wood trimming, building lacks fire suppression, the district has advised to replace for energy efficiency units.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$12,200	-	-	\$6,200	\$18,400
Roofing	-	-	-	\$15,400	-	\$15,400
Interiors	-	-	-	\$8,200	\$16,400	\$24,600
Fire Suppression	-	-	\$4,200	\$200	\$300	\$4,700
HVAC	-	\$6,700	-	-	-	\$6,700
Electrical	-	\$200	-	\$9,200	\$28,100	\$37,500
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
TOTALS	-	\$19,100	\$9,000	\$33,000	\$51,000	\$112,100

13. Site Restroom



Site Restroom: Systems Summary

Address	9371 Granite Hill Drive, Jurupa Valley, CA 92509	
Constructed/Renovated	2003	
Building Size	528 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with no windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: FRP Floors: Linoleum Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair

Site Restroom: Systems Summary		
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution Main Fed from electrical panel on site with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$14,000	-	-	\$10,500	\$24,500
Roofing	-	-	-	-	\$17,400	\$17,400
Interiors	-	\$27,200	-	\$2,600	-	\$29,800
Plumbing	-	\$26,100	-	-	\$9,400	\$35,600
Fire Suppression	-	-	\$2,000	-	-	\$2,000
Electrical	-	\$4,700	-	-	\$15,400	\$20,100
Fire Alarm & Comm	-	-	\$2,600	-	-	\$2,600
TOTALS	-	\$72,000	\$4,600	\$2,600	\$52,700	\$132,000

14. Site Summary



Site Information		
System	Description	Condition
Lot Size	10.8 acres (estimated)	
Parking Spaces	94 total spaces all in open lots; 4 of which are accessible	
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curb and, ramps	Fair
Site Development	Property entrance signage, chain link and metal tube fencing, CMU dumpster enclosures Playgrounds and sports courts Limited picnic tables	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, metal halide	Fair
Ancillary Structures	Prefabricated storage sheds	Fair
Key Issues and Findings	Inadequate lot drainage, inadequate irrigation coverage throughout the property, playground rubber surface worn and damaged, parking lot striping faded, landscaping throughout the campus needs regrading.	

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	-	-	-	\$7,300	\$7,300
Plumbing	-	\$246,600	\$27,700	-	\$43,200	\$317,500
Electrical	-	\$31,700	-	-	\$3,400	\$35,100
Site Lighting	-	-	-	\$11,900	-	\$11,900
Pavement	\$4,900	\$240,500	\$31,800	\$36,900	\$92,400	\$406,500
Site Development	\$102,900	\$166,200	\$21,600	\$886,500	\$673,800	\$1,850,900
Landscaping	-	\$190,500	-	-	-	\$190,500
Site	\$199,300	-	-	-	-	\$199,300
Follow-up Studies	\$7,700	-	-	-	-	\$7,700
TOTALS	\$314,800	\$875,500	\$81,100	\$935,300	\$820,100	\$3,026,700

15. ADA Accessibility

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

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

However, this does not:

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

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1992. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

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

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.

Main Building: Accessibility Issues

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

Classrooms 17-19: Accessibility Issues

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

Classrooms 20-22: Accessibility Issues

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

Portable Building 23: Accessibility Issues

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

Portable Building 24: Accessibility Issues

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

Portable Building 25: Accessibility Issues

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

Portable Building 26: Accessibility Issues

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

Portable Building 27: Accessibility Issues

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

Portable Building 28: Accessibility Issues

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

Portable Building 29: Accessibility Issues

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

Portable Building 30: Accessibility Issues

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

Site Restrooms: Accessibility Issues

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

Site: Accessibility Issues

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

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

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces 	<ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant 	<ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	<ul style="list-style-type: none"> - Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes 	<ul style="list-style-type: none"> - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes 	<ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - A few doorknobs instead of lever handles - Non-compliant signage
Interior Path of Travel	<ul style="list-style-type: none"> - All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways 	<ul style="list-style-type: none"> - Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high 	<ul style="list-style-type: none"> - One door threshold too high - A few doorknobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Elevators	<ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small 	<ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops 	<ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Kitchens/Kitchenettes	<ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow 	<ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range 	<ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

16. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

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

17. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

18. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Granite Hill Elementary School, 9371 Granite Hill Drive, Jurupa Valley, California the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Tony Worthy,
Project Manager

Reviewed by:



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

19. Appendices

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

Appendix A: Photographic Record



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



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



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



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



#5	PROPERTY SIGNAGE
----	------------------



#6	PROPERTY SIGN
----	---------------



#7	ASPHALT ROOFING
----	-----------------



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



#9	MODIFIED BITUMINOUS ROOFING
----	-----------------------------



#10	METAL ROOF
-----	------------



#11	WOOD FACADE, METAL WINDOW
-----	---------------------------



#12	STUCCO FACADE, EXTERIOR METAL PARTIALLY GLAZED DOOR
-----	-----------------------------------------------------



#13	EXTERIOR METAL DOOR, WOOD SHINGLE
-----	-----------------------------------



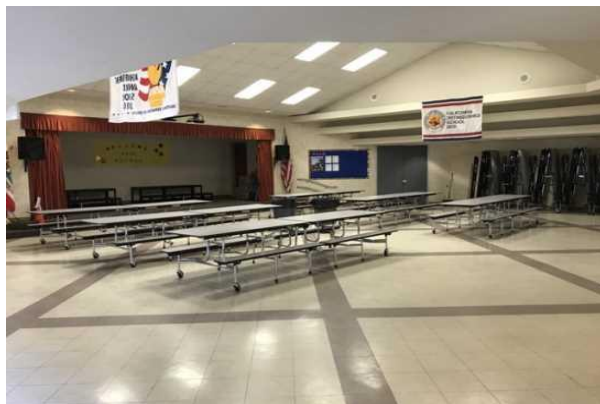
#14	DAMAGED WOOD FACADE
-----	---------------------



#15	DAMAGED EXTERIOR STUCCO FACADE
-----	--------------------------------



#16	LIBRARY
-----	---------



#17	MULTIPURPOSE ROOM
-----	-------------------



#18	CLASSROOM
-----	-----------



#19	RESTROOM
-----	----------



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



#21	SINK
-----	------



#22	STAINLESS STEEL SINK
-----	----------------------



#23	INTERIOR DRINKING FOUNTAIN
-----	----------------------------



#24	OUTSIDE DRINKING FOUNTAIN
-----	---------------------------



#25	FLOOR SERVICE SINK
-----	--------------------



#26	ROOFTOP PACKAGE UNIT
-----	----------------------



#27	ROOFTOP EXHAUST FAN
-----	---------------------



#28	WALL MOUNT HEAT PUMP
-----	----------------------



#29	SWITCHBOARD
-----	-------------



#30	INTERIOR ELECTRICAL PANEL
-----	---------------------------



#31	EXTERIOR ELECTRICAL PANEL
-----	---------------------------



#32	TRANSFORMER
-----	-------------



#33	EXTERIOR BUILDING LIGHT
-----	-------------------------



#34	INTERIOR LIGHTING SYSTEM
-----	--------------------------



#35	CHAIR LIFT
-----	------------



#36	FIRE CONTROL PANEL
-----	--------------------



#37	FIRE ANNUNCIATOR
-----	------------------



#38	KITCHEN HOOD FIRE SUPPRESSION SYSTEM
-----	--------------------------------------



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



#40	FIRE PULL STATION
-----	-------------------



#41	2-DOOR FREEZER
-----	----------------



#42	KITCHEN HOOD
-----	--------------



#43	CONVECTION OVEN, FOOD WARMER
-----	------------------------------



#44	GARBAGE DISPOSAL
-----	------------------



#45	2- DOOR REFRIGERATOR
-----	----------------------



#46	PLAYGROUND
-----	------------



#47	DUMPSTER ENCLOSURE
-----	--------------------



#48	PLAYGROUND STRUCTURE
-----	----------------------



#49	KINDERGARTEN PLAYGROUND
-----	-------------------------



#50	PEELING AND CRACKING WOOD TRIMMING
-----	------------------------------------



#51	DAMAGED ASPHALT SURFACE
-----	-------------------------



#52	PROPERTY FENCE FADING
-----	-----------------------



#53	PLAYGROUND
-----	------------



#54	IRRIGATION SYSTEM
-----	-------------------

Appendix B: Site Plan

Site Plan



SOURCE:

Google Earth



ON-SITE DATE:

9/18/2019

Appendix C: Pre-Survey Questionnaire



Facility Condition Assessment Pre-Survey Questionnaire

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

NAME OF INSTITUTION: JURUPA UNIFIED SCHOOL DISTRICT

Name of School/Facility: Granite Hill

No. of Buildings: (7) bldg.'s (8) portables

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

Length of Association With the Property: 3 yrs./ 19 yrs.

Phone Number: 909 758-6447

SITE INFORMATION

Year of Construction: 1992	Built:	Renovated:	Historical: N
No. of Stories: single		Floor(s)	
Total Site Area: 10.8		Acres	
Total Building Area: 45,264		Sq. ft.	
Building Replacement Value:	\$ UNK		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	None		
2. HVAC		PM 2019	
3. Plumbing System/Fixtures			
4. Electrical System/Lighting			
5. Life-Safety/Fire		2019	
6. Roofs	2018	None	

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	New roofs; New play structure, matting; asphalt seal & stripe
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	2 years
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	None

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

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



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
ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES					
4		N			
5	Y				Rm. 11 repair/remediation made
6		N			
7		N			
8				UN	
9	Y				
10				UN	
GENERAL SITE					
11	Y				Poor site drainage during heavy rains
12	Y				Coverage issues
BUILDING STRUCTURE					
13		N			
14		N			
15		N			
16					
BUILDING ENVELOPE					
17		N			



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
BUILDING ENVELOPE					
18	Is the roofing covered by a warranty or bond?	Y			NEW ROOFS AS OF 2018
19	Are there any poorly insulated areas?		N		
20	Is Fire Retardant Treated (FRT) plywood used?		N		
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N		
BUILDING HVAC & ELECTRICAL					
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N		
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N		
24	Does any part of the electrical system use aluminum wiring?		N		
25	Are there any problems with the utilities, such as inadequate capacities?		N		
PLUMBING					
26	Is the property served by private water well?		N		
27	Is the property served by a private septic system or other waste treatment systems?		N		
28	Does the sanitary sewer system back-up? If so, provide locations in comments	Y			Staff lounge, restroom adjacent to lunch shelter
29	Is polybutylene piping used?		N		
30	Is galvanized piping used?		N		
31	Are there any plumbing leaks or water pressure problems?		N		
ADA					
32	Has the management previously completed an ADA review?		N		
33	Have any ADA improvements been made to the property?		N		



Facility Condition Assessment Pre-Survey Questionnaire

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

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

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1 Construction has open beams on exterior that have extensive wood rot

- 2

- 3

ITEMS PROVIDED TO EMG AUDITORS

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

Dana Toland/ Pablo Ponce

 Signature of person interviewed or completing form

9/11/19

 Date



Facility Condition Assessment Pre-Survey Questionnaire

Appendix D: Component Condition Report

Component Condition Report

Granite Hill Elementary School / Classrooms #17-19

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classrooms 17-19 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	5,292 SF	2	1434001
B2011	Classrooms 17-19	Poor	Exterior Wall, Stucco, 1-2 Stories, Repair	850 SF	0	1434034
B2011	Classrooms 17-19 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	5,292 SF	23	1437177
B2021	Classrooms 17-19 Exterior	Fair	Window, 24 SF	15	3	1433920
B2031	Classrooms 17-19 Exterior	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	6	3	1434077
Roofing						
B3011	Classrooms 17-19	Good	Roof, Single-Ply TPO/PVC Membrane	3,300 SF	19	1434002
Interiors						
C3012	Classrooms 17-19	Fair	Interior Wall Finish, Wallpaper	3,348 SF	2	1433932
C3025	Classrooms 17-19	Fair	Interior Floor Finish, Carpet Commercial Tile	2,736 SF	6	1433975
C3032	Classrooms 17-19	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,736 SF	3	1433961
Plumbing						
D2014	Classrooms 17-19	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	3	1434005
D2029	Classroom Building 17-19	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,300 SF	13	1478920
Fire Suppression						
D4019	Classrooms 17-19	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	2,736 SF	4	1440574
D4031	Classrooms 17-19	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	2	1433890
HVAC						
D3041	Classrooms 17-19	Fair	HVAC System Ductwork, Medium Density	1,650 SF	3	1438342
D3052	Classrooms 17 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-17]	1	13	1434073
D3052	Classrooms 19 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-19]	1	13	1434040
D3052	Classrooms 18 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-18]	1	13	1433887
Electrical						
D5019	Classroom Building 17-19	Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,300 SF	13	1478921
D5022	Classrooms 17-19	Fair	Light Fixture, 100 WATT	6	3	1434070
D5029	Classrooms 17-19	Fair	Lighting System, Interior, Low Density & Standard Fixtures	2,736 SF	3	1434081
Fire Alarm & Comm						
D5037	Classroom Building 17-19	Fair	Fire Alarm System, Standard Addressable, Install	3,300 SF	4	1478919
Equipment/Special						
E2012	Classrooms 17-19	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	3	1433922

Granite Hill Elementary School / Classrooms #20-22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
---------	----------	-----------	------------------------	----------	-----	----

Granite Hill Elementary School / Classrooms #20-22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classrooms 20-22 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	5,292 SF	3	1447436
B2011	Classrooms 20-22 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	5,292 SF	23	1447438
B2011	Classrooms 20-22	Poor	Exterior Wall, Stucco, 1-2 Stories, Repair	680 SF	0	1447437
B2021	Classrooms 20-22 Exterior	Fair	Window, 24 SF	15	3	1447450
B2031	Classrooms 20-22 Exterior	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	6	3	1447435
Roofing						
B3011	Classrooms 20-22	Good	Roof, Single-Ply TPO/PVC Membrane	3,300 SF	19	1447447
Interiors						
C3012	Classrooms 20-22	Fair	Interior Wall Finish, Wallpaper	3,348 SF	2	1447443
C3025	Classrooms 20-22	Fair	Interior Floor Finish, Carpet Commercial Tile	2,736 SF	6	1447442
C3032	Classrooms 20-22	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,736 SF	3	1447441
Plumbing						
D2014	Classrooms 20-22	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	3	1447448
D2029	Classroom Building 20-22	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,300 SF	13	1478923
Fire Suppression						
D4019	Classrooms 20-22	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	2,736 SF	4	1447449
D4031	Classrooms 20-22	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	2	1447439
HVAC						
D3041	Classrooms 20-22	Fair	HVAC System Ductwork, Medium Density	1,650 SF	3	1447440
D3052	Classrooms 20 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-20]	1	13	1433969
D3052	Classrooms 22 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-22]	1	13	1434013
D3052	Classrooms 21 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-21]	1	13	1433899
Electrical						
D5019	Classroom Building 20-22	Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,300 SF	13	1478924
D5022	Classrooms 20-22	Fair	Light Fixture, 100 WATT	6	3	1447445
D5029	Classrooms 20-22	Fair	Lighting System, Interior, Low Density & Standard Fixtures	2,736 SF	3	1447446
Fire Alarm & Comm						
D5037	Classroom 20-22	Fair	Fire Alarm System, Standard Addressable, Install	3,300 SF	4	1478922
Equipment/Special						
E2012	Classrooms 20-22	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	3	1447444

Granite Hill Elementary School / Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Main Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10,800 SF	2	1433871

Granite Hill Elementary School / Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Main Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	10,800 SF	23	1433855
B2011	Main Building Exterior	Poor	Wood Trim, Exterior Building	550 LF	1	1433954
B2021	Main Building Exterior	Fair	Window, 24 SF	80	3	1433880
B2031	Main Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	27	3	1433860
B2032	Main Building Exterior	Fair	Exterior Door, Steel	9	13	1434068
Roofing						
B3011	Main Building Roof	Good	Roof, Asphalt Shingle 30-Year	23,411 SF	29	1433910
B3011	Main Building Roof	Good	Roof, Single-Ply TPO/PVC Membrane	17,300 SF	19	1433936
Interiors						
C1017	Main Building	Fair	Interior Window, 24 SF	77	13	1433856
C1021	Main Building	Fair	Interior Door, Wood Solid-Core	18	13	1433999
C1021	Main Building	Fair	Interior Door, Wood-Framed Fully-Glazed	45	13	1434056
C1021	Main Building	Fair	Interior Door, Steel Fire, 90-Minutes and Over	6	13	1433852
C1021	Main Building	Fair	Interior Door, Steel	2	13	1433942
C1021	Main Building	Fair	Interior Aluminum-Framed Fully-Glazed Door, Aluminum-Framed Fully-Glazed	1	13	1433919
C1031	Main Building Restrooms	Fair	Toilet Partitions, Metal	13	3	1434069
C3012	Main Building	Fair	Interior Wall Finish, Wallpaper	34,913 SF	3	1433945
C3012	Main Building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,928 SF	3	1438672
C3012	Main Building Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	436 SF	3	1434018
C3024	Main Building Restrooms	Fair	Interior Floor Finish, Ceramic Tile	2,328 SF	13	1433988
C3024	Main Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	10,183 SF	4	1433957
C3024	Main Building	Fair	Interior Floor Finish, Composite Vinyl Tile (VCT)	5,819 SF	5	1433984
C3024	Main Building Restrooms	Fair	Interior Floor Finish, Ceramic Tile	4,364 SF	13	1434063
C3025	Main Building	Fair	Interior Floor Finish, Carpet Commercial Tile	10,765 SF	3	1433983
C3031	Main Building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	4,364 SF	5	1434080
C3032	Main Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	24,439 SF	3	1434057
C3032	Main Building Stage	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	290 SF	3	1433908
Elevators						
D1013	Main Building Stage Area	Fair	Wheelchair Lift, 5' Rise, Renovate	1	4	1434047
Plumbing						
D2011	Main Building Restrooms	Fair	Toilet, Child-Sized	4	3	1433894
D2011	Main Building Restrooms	Fair	Toilet, Commercial Water Closet	20	3	1433911
D2012	Main Building Restrooms	Fair	Urinal, Standard	4	3	1433888
D2014	Main Building Exterior janitors closet	Fair	Service Sink, Floor	1	8	1433923
D2014	Main Building Exterior Utility closet	Fair	Service Sink, Floor	1	8	1434009

Granite Hill Elementary School / Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Main Building Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	3	1433853
D2014	Main Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	3	1433925
D2014	Main Building Custodial office	Fair	Service Sink, Floor	1	8	1433952
D2014	Main Building Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	3	1433914
D2018	Main Building	Good	Drinking Fountain, Interior	1	14	1433943
D2023	Main Building	Fair	Water Heater, 50 GAL	1	3	1434021
D2023	Main Building Exterior Utility closet	Fair	Water Heater, 10 GAL	1	2	1433990
D2023	Main Building Exterior janitors closet	Fair	Water Heater, 10 GAL	1	2	1434071
D2023	Main Building Custodial office	Fair	Water Heater, 30 GAL	1	11	1433948
D2029	Main Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	29,094 SF	13	1478917
Fire Suppression						
D4019	Main Building	Fair	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	29,094 SF	13	1433900
D4031	Main Building Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1434039
D4031	Main Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	25	5	1434000
D4091	Main Building Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	6 LF	3	1433866
HVAC						
D3041	Main Building	Fair	HVAC System Ductwork, High Density	1,480 SF	3	1433883
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 11]	1	13	1433980
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 10]	1	13	1434030
D3042	Main Building Roof	Fair	Exhaust Fan, 175CFM [EF 2]	1	13	1433870
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 9]	1	13	1433857
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF5]	1	13	1433944
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 7]	1	13	1434024
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 6]	1	13	1434061
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 12]	1	13	1434036
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 8]	1	13	1433955
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 1]	1	13	1434014
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 3]	1	13	1433872
D3042	Main Building Roof	Fair	Exhaust Fan, 450 CFM [EF 13]	1	13	1433959
D3042	Main Building Roof	Fair	Exhaust Fan, 175 CFM [EF 4]	1	13	1434007
D3042	Main Building Roof	Fair	Exhaust Fan, 500 CFM [SF 1]	1	13	1433868
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [KITCHEN]	1	10	1433901
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-9]	1	13	1433897
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 10 TON [N-MPR]	1	13	1433918
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-10]	1	13	1434003
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 10 TON [MPR-2]	1	13	1433996

Granite Hill Elementary School / Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-15]	1	13	1434020
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-8]	1	13	1433987
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 10 TON [OFFICE]	1	13	1433878
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-5]	1	13	1434017
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-11]	1	13	1433886
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 10 TON [LIB]	1	13	1434035
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-3]	1	13	1433993
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-16]	1	13	1433895
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-12]	1	13	1434027
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-2]	1	13	1433985
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-4]	1	13	1433977
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-1]	1	13	1434004
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 2 TON [SE-ACT]	1	13	1433960
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON	1	13	1433963
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 2 TON [SW-ACT]	1	13	1433921
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-14]	1	13	1433875
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-6]	1	13	1434062
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-7]	1	13	1434079
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 2 TON [NW-ACT]	1	13	1433974
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-13]	1	13	1434051
Electrical						
D5012	Main Building Electrical Room	Fair	Main Distribution Panel-225 AMP, 225 AMP [Panel LD]	1	3	1434008
D5012	Main Building Roof	Fair	Secondary Transformer, 45 kVA [TRANSFORMER T-3]	1	3	1434060
D5012	Main Building electrical room	Fair	Building/Main Switchboard, 800 AMP	1	13	1434085
D5012	Main Building Electrical Room	Fair	Main Distribution Panel-225 AMP, 225 AMP [Panel LB]	1	3	1433981
D5012	Main Building Electrical Room	Fair	Main Distribution Panel-225 AMP, 225 AMP [Panel HB]	1	3	1433929
D5012	Main Building	Fair	Main Distribution Panel-225 AMP, 225 AMP [Panel LC]	1	3	1434006
D5012	Main Building	Fair	Main Distribution Panel-225 AMP, 225 AMP [Panel HC]	1	3	1433940
D5012	Main Building Roof	Fair	Secondary Transformer, 45 kVA [TRANSFORMER T-2]	1	3	1433941
D5012	Main Building Electrical Room	Fair	Main Distribution Panel-225 AMP, 225 AMP [Panel HD]	1	3	1434012
D5012	Main Building Roof	Fair	Secondary Transformer, 45 kVA [TRANSFORMER T-1]	1	3	1433874
D5012	Main Building	Fair	Main Distribution Panel-225 AMP, 225 AMP [Panel HA]	1	3	1433998
D5019	Main Building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	29,094 SF	13	1478918
D5022	Main Building Exterior	Fair	Light Fixture, 100 WATT	20	3	1433926
D5029	Main Building	Fair	Lighting System, Interior, High Density & Standard Fixtures	29,094 SF	4	1433946
D5092	Main Building	Fair	Exit Sign Light Fixture, LED	19	3	1434075

Granite Hill Elementary School / Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5092	Main Building electrical room	Fair	Uninterruptible Power Supply (UPS), Battery	1	3	1433991
Fire Alarm & Comm						
D5037	Main Building Office	Fair	Annunciator Alarm Panel	1	3	1434037
D5037	Main Building	Fair	Fire Alarm System, Standard Addressable, Install	29,094 SF	4	1478916
D5037	Main Building electrical room	Fair	Fire Alarm Control Panel, Addressable	1	8	1434022
Equipment/Special						
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	3	1433992
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1433877
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	7	1434082
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	6	1434026
E1093	Main Building Kitchen	Fair	Commercial Kitchen, 6 LF	1	3	1434015
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1434043
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	3	1433858
E2012	Main Building	Fair	Kitchen Cabinetry, Stock Hardwood	660 LF	3	1433862
Pavement						
G2035	Main building library	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	23	1433891
Site Development						
G2045	Main Building Kitchen	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	10	4	1433939

Granite Hill Elementary School / Portable Classroom #23

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #23 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1434029
B2011	Portable Building #23 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1434055
B2021	Portable Building #23 Exterior	Fair	Single-pane Steel Window, Steel 24 SF, 1-2 Stories	2	3	1434089
B2032	Portable Building #23 Exterior	Fair	Exterior Door, Steel	1	13	1434064
Roofing						
B3011	Portable Building #23 Roof	Fair	Roof, Metal	1,128 SF	13	1433927
Interiors						
C1011	Portable Building #23	Fair	Interior Wall Construction, Fiberboard Panel	1,170 SF	23	1434053
C3025	Portable Building #23	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1433994
C3032	Portable Building #23	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1434066
Fire Suppression						
D4019	Portable Buildings #23	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1440578
D4031	Portable Building #23	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1434059

HVAC

Granite Hill Elementary School / Portable Classroom #23

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Portable Building #23 Exterior	Poor	Heat Pump #23, Wall-Mounted, 3.5 to 4 Ton [PB #23]	1	1	1434086
Electrical						
D5019	Portable Building 23	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	13	1478927
D5022	Portable Building #23 Exterior	Fair	Light Fixture, 100 WATT	1	3	1434050
D5029	Portable Building #23	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	3	1433976
Fire Alarm & Comm						
D5037	Portable Building 23	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1478925
Pavement						
G2035	Portable Building #23 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	23	1433965

Granite Hill Elementary School / Portable Classroom #24

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #24 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1447510
B2011	Portable Building #24 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447498
B2021	Portable Building #24 Exterior	Fair	Single-pane Steel Window, Steel 24 SF, 1-2 Stories	2	3	1447502
B2032	Portable Building #24 Exterior	Fair	Exterior Door, Steel	1	13	1447507
Roofing						
B3011	Portable Building #24 Roof	Fair	Roof, Metal	1,128 SF	13	1447501
Interiors						
C1011	Portable Building #24	Fair	Interior Wall Construction, Fiberboard Panel	1,170 SF	23	1447511
C3025	Portable Building #24	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1447500
C3032	Portable Building #24	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1447509
Fire Suppression						
D4019	Portable Buildings #24	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1447503
D4031	Portable Building #24	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1447505
HVAC						
D3052	Portable Building 24 Exterior	Poor	Heat Pump #24, Wall-Mounted, 3.5 to 4 Ton [PB #24]	1	1	1434011
Electrical						
D5019	Portable Building 24	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	13	1478930
D5022	Portable Building #24 Exterior	Fair	Light Fixture, 100 WATT	1	3	1447504
D5029	Portable Building #24	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	3	1447506
Fire Alarm & Comm						
D5037	Portable Building 24	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1478928
Pavement						
G2035	Portable Building #24 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	23	1447508

Granite Hill Elementary School / Portable Classroom #25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #25 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447513
B2011	Portable Building #25 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1447525
B2021	Portable Building #25 Exterior	Fair	Single-pane Steel Window, Steel 24 SF, 1-2 Stories	2	3	1447517
B2032	Portable Building #25 Exterior	Fair	Exterior Door, Steel	1	13	1447522
Roofing						
B3011	Portable Building #25 Roof	Fair	Roof, Metal	1,128 SF	13	1447516
Interiors						
C1011	Portable Building #25	Fair	Interior Wall Construction, Fiberboard Panel	1,170 SF	23	1447526
C3025	Portable Building #25	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1447515
C3032	Portable Building #25	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1447524
Fire Suppression						
D4019	Portable Buildings #25	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1447518
D4031	Portable Building #25	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1447520
HVAC						
D3052	Portable Building 25 Exterior	Poor	Heat Pump #25, Wall-Mounted, 3.5 to 4 Ton [PB #25]	1	1	1433972
Electrical						
D5019	Portable Building 25	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	13	1478933
D5022	Portable Building #25 Exterior	Fair	Light Fixture, 100 WATT	1	3	1447519
D5029	Portable Building #25	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	3	1447521
Fire Alarm & Comm						
D5037	Portable Building 25	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1478931
Pavement						
G2035	Portable Building #25 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	23	1447523

Granite Hill Elementary School / Portable Classroom #26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #26 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447528
B2011	Portable Building #26 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1447540
B2021	Portable Building #26 Exterior	Fair	Single-pane Steel Window, Steel 24 SF, 1-2 Stories	2	3	1447532
B2032	Portable Building #26 Exterior	Fair	Exterior Door, Steel	1	13	1447537
Roofing						
B3011	Portable Building #26 Roof	Fair	Roof, Metal	1,128 SF	13	1447531
Interiors						
C1011	Portable Building #26	Fair	Interior Wall Construction, Fiberboard Panel	1,170 SF	23	1447541

Granite Hill Elementary School / Portable Classroom #26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Portable Building #26	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1447530
C3032	Portable Building #26	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1447539
Fire Suppression						
D4019	Portable Buildings #26	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1447533
D4031	Portable Building #26	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1447535
HVAC						
D3052	Portable Building 26 Exterior	Poor	Heat Pump #26, Wall-Mounted, 3.5 to 4 Ton [PB #26]	1	1	1433864
Electrical						
D5019	Portable Building 26	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	13	1478936
D5022	Portable Building #26 Exterior	Fair	Light Fixture, 100 WATT	1	3	1447534
D5029	Portable Building #26	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	3	1447536
Fire Alarm & Comm						
D5037	Portable Building 26	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1478934
Pavement						
G2035	Portable Building #26 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	23	1447538

Granite Hill Elementary School / Portable Classroom #27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #27 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1433867
B2011	Portable Building #27	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447561
B2021	Portable Building #27 Exterior	Fair	Steel Single-pane Window, Steel 24 SF, 1-2 Stories	2	3	1433928
B2032	Portable Building #27 Exterior	Fair	Exterior Door, Steel	1	13	1434023
Roofing						
B3011	Portable Building #27 Roof	Fair	Roof, Metal	1,128 SF	13	1433917
Interiors						
C1011	Portable Building #27	Fair	Interior Wall Construction, Fiberboard Panel	1,170 SF	23	1433904
C3025	Portable Building #27	Poor	Interior Floor Finish, Carpet Commercial Standard	960 SF	1	1434033
C3032	Portable Building #27	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1434083
Fire Suppression						
D4019	Portable Building #27	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1440580
D4031	Portable Building #27	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1434078
HVAC						
D3052	Portable Building #27 Exterior	Poor	Heat Pump #27, Wall-Mounted, 3.5 to 4 Ton [PB #27]	1	1	1433865
Electrical						
D5019	Portable Building 27	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	13	1478939

Granite Hill Elementary School / Portable Classroom #27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Portable Building #27 Exterior	Fair	Light Fixture, 100 WATT	1	2	1434090
D5029	Portable Building #27	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	3	1434072
Fire Alarm & Comm						
D5037	Portable Building 27	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1478937
Pavement						
G2035	Portable Building #27 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	23	1434025

Granite Hill Elementary School / Portable Classroom #28

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #28 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1447568
B2011	Portable Building #28	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447562
B2021	Portable Building #28 Exterior	Fair	Steel Single-pane Window, Steel 24 SF, 1-2 Stories	2	3	1447570
B2032	Portable Building #28 Exterior	Fair	Exterior Door, Steel	1	13	1447572
Roofing						
B3011	Portable Building #28 Roof	Fair	Roof, Metal	1,128 SF	13	1447573
Interiors						
C1011	Portable Building #28	Fair	Interior Wall Construction, Fiberboard Panel	1,170 SF	23	1447564
C3025	Portable Building #28	Poor	Interior Floor Finish, Carpet Commercial Standard	960 SF	1	1447565
C3032	Portable Building #28	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1447563
Fire Suppression						
D4019	Portable Building #28	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1447574
D4031	Portable Building #28	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1447566
HVAC						
D3052	Portable Building 28 Exterior	Poor	Heat Pump #28, Wall-Mounted, 3.5 to 4 Ton [PB #28]	1	1	1434031
Electrical						
D5019	Portable Building 28	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	13	1478942
D5022	Portable Building #28 Exterior	Fair	Light Fixture, 100 WATT	1	2	1447569
D5029	Portable Building #28	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	3	1447567
Fire Alarm & Comm						
D5037	Portable Building 28	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1478940
Pavement						
G2035	Portable Building #28 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	23	1447571

Granite Hill Elementary School / Portable Classroom #29

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
---------	----------	-----------	------------------------	----------	-----	----

Granite Hill Elementary School / Portable Classroom #29

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #29 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1447594
B2011	Portable Building #29	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1447595
B2021	Portable Building #29 Exterior	Fair	Steel Single-pane Window, Steel 24 SF, 1-2 Stories	2	3	1447604
B2032	Portable Building #29 Exterior	Fair	Exterior Door, Steel	1	13	1447592
Roofing						
B3011	Portable Building #29 Roof	Fair	Roof, Metal	1,128 SF	13	1447602
Interiors						
C1011	Portable Building #29	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	23	1447599
C3025	Portable Building #29	Poor	Interior Floor Finish, Carpet Commercial Standard	960 SF	1	1447598
C3032	Portable Building #29	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1447597
Fire Suppression						
D4019	Portable Building #29	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1447603
D4031	Portable Building #29	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1447596
HVAC						
D3052	Portable Building 29 Exterior	Poor	Heat Pump #29, Wall-Mounted, 3.5 to 4 Ton [PB #29]	1	1	1433956
Electrical						
D5019	Portable Building 29	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	13	1478945
D5022	Portable Building #29 Exterior	Fair	Light Fixture, 100 WATT	1	2	1447600
D5029	Portable Building #29	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	3	1447601
Fire Alarm & Comm						
D5037	Portable Building 29	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1478943
Pavement						
G2035	Portable Building #29 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	23	1447593

Granite Hill Elementary School / Portable Classroom #30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 30 Exterior	Poor	Wood Trim, Exterior Building Envelope	150 LF	1	1433898
B2011	Portable Building 30 Exterior	Poor	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	1	1433970
B2021	Portable Building 30 Exterior	Fair	Steel Single-pane Window, Steel 24 SF, 1-2 Stories	2	17	1433934
B2032	Portable Building 30 Exterior	Fair	Exterior Door, Steel	1	27	1434087
Roofing						
B3011	Portable Building 30 Roof	Fair	Roof, Modified Bituminous	1,128 SF	7	1433873
Interiors						
C1011	Portable Building 30	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,152 SF	23	1433979

Granite Hill Elementary School / Portable Classroom #30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Portable Building 30	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1434048
C3032	Portable Building 30	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1434010
Fire Suppression						
D4019	Portable Building 30	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	1,128 SF	4	1440584
D4031	Portable Building 30	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1433973
HVAC						
D3052	Portable Building 30 Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	3	1433915
Electrical						
D5019	Portable Building 30	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	13	1478948
D5022	Portable Building 30 Exterior	Fair	Light Fixture, 100 WATT	1	3	1433982
D5029	Portable Building 30 Exterior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,128 SF	7	1433938
Fire Alarm & Comm						
D5037	Portable Building 30	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1478946
Pavement						
G2035	Portable Building 30 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	40 LF	23	1434084

Granite Hill Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3019	Site	Fair	Awning, Metal per SF	300 SF	13	1433882
Plumbing						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	6	5	1433971
D2049	Site	Poor	Plumbing System, Rain Water Drainage, High Density	210,000 SF	2	1478882
Electrical						
D5012	Site	Fair	Main Distribution Panel, 400 AMP [DSB-2]	1	3	1433903
D5012	Site	Fair	Main Distribution Panel, 400 AMP [DSB-1]	1	3	1433978
D5012	Site	Fair	Secondary Transformer, 45 kVA [TRANSFORMER T-5]	1	3	1434046
D5012	Site	Fair	Secondary Transformer, 45 kVA [TRANSFORMER T-6]	1	3	1433889
D5022	Site	Fair	Light Fixture, 250 WATT	10	11	1433968
Site						
G1031	Site	Poor	Landscaping, Ground Cover, Regrade/Establish	45,000 SF	0	1431743
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	56,803 SF	3	1431748
G2022	Site	Good	Parking Lots, Asphalt Pavement, Seal & Stripe	56,803 SF	4	1431749
G2022	Site - Bus Entrance	Poor	Parking Lots, Asphalt Pavement, Cut & Patch	800 SF	0	1431745
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	31,206 SF	23	1431750

Granite Hill Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Site Development						
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	781 LF	13	1433953
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	1,990 LF	13	1434054
G2041	Site	Fair	Fences & Gates, any Painted Surface, Prep & Paint	781 SF	2	1431747
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	6	1431744
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	3	1433995
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	3	1434019
G2045	Site	Fair	Site Furnishings, Picnic Table, Concrete-Coated Metal	8	5	1433861
G2047	Playground	Excellent	Play Structure, Large	1	20	1433884
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	8	3	1433907
G2047	Site	Excellent	Play Structure, Swing Set only, 4 Seats	3	20	1433869
G2047	Site	Fair	Play Structure, Swing Set only, 4 Seats	1	10	1433859
G2047	Site	Fair	Play Structure, Medium	1	18	1433931
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt	26,673 SF	10	1434052
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	26,673 SF	2	1434044
G2047	Site	Poor	Play Surfaces & Sports Courts, Poured-in-place Rubber	4,425 SF	0	1433933
G2047	Kindergarten Playground	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	3,850 SF	2	1434042
G2047	Site	Excellent	Play Surfaces & Sports Courts, Poured-in-place Rubber	4,425 SF	20	1433854
G2047	Kindergarten Playground	Fair	Play Surfaces & Sports Courts, Asphalt	3,850 SF	2	1433951
G2048	Site	Fair	Flagpole, Metal	1	3	1433913
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	40 LF	13	1433876
G2049	Site	Fair	Prefabricated/Ancillary Metal Structure, All Components	3,528 SF	8	1433893
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	45,000 SF	3	1433989
Site Lighting						
G4021	Site	Fair	Site Pole Light, 200 WATT, Replace/Install	2	10	1431746
Follow-up Studies						
P000X	Site	NA	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	1	0	1449598

Granite Hill Elementary School / Site Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Site Restrooms Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,008 SF	3	1433967
B2011	Site Restrooms Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,344 SF	3	1434016
B2032	Site Restrooms Exterior	Fair	Exterior Door, Steel	4	13	1433924
Roofing						

Granite Hill Elementary School / Site Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Site Restrooms Roof	Good	Roof, Single-Ply TPO/PVC Membrane	528 SF	19	1434065
Interiors						
C1031	Site Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	3	1433863
C3012	Site Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,008 SF	3	1434032
C3024	Site Restrooms	Fair	Interior Floor Finish, Linoleum	528 SF	8	1433966
C3032	Site Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	528 SF	3	1434041
Plumbing						
D2011	Site Restrooms	Fair	Toilet, Commercial Water Closet	8	3	1433950
D2012	Site Restrooms	Fair	Urinal, Standard	2	3	1434038
D2014	Site Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	3	1433905
D2029	Site Restroom	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	528 SF	13	1478950
Fire Suppression						
D4019	Site Restroom	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	528 SF	4	1440596
Electrical						
D5019	Site Restroom	Fair	Full Electrical System Upgrade, Medium Density/Complexity	528 SF	13	1478951
D5022	Site Restrooms Exterior	Fair	Light Fixture, 150 WATT	4	3	1433947
D5029	Site Restrooms	Fair	Lighting System, Interior, Low Density & Standard Fixtures	528 SF	3	1433912
Fire Alarm & Comm						
D5037	Site Restrooms	Fair	Fire Alarm System, Standard Addressable, Install	528 SF	4	1478949

Appendix E: Replacement Reserves



Replacement Reserves Report

10/28/2019

Granite Hill Elementary School
 * Markup/LocationFactor (1.107) has been included in unit costs.

Granite Hill Elementary School / Classrooms #17-19

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		
B2011	Classrooms 17-19	1434034	Exterior Wall, Stucco, 1-2 Stories, Repair	0	0	0	850	SF	\$22.14	\$18,819	\$18,819																				\$18,819		
B2011	Classrooms 17-19 Exterior	1434001	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	8	2	5292	SF	\$3.54	\$18,746		\$18,746										\$18,746									\$37,493		
B2021	Classrooms 17-19 Exterior	1433920	Window, 24 SF, Replace	30	27	3	15	EA	\$1,051.65	\$15,775			\$15,775																		\$15,775		
B2031	Classrooms 17-19 Exterior	1434077	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed, Replace	30	27	3	6	EA	\$1,439.10	\$8,635			\$8,635																		\$8,635		
B3011	Classrooms 17-19	1434002	Roof, Single-Ply TPO/PVC Membrane, Replace	20	1	19	3300	SF	\$18.82	\$62,103																		\$62,103			\$62,103		
C3012	Classrooms 17-19	1433932	Interior Wall Finish, Wallpaper, Replace	15	13	2	3348	SF	\$2.44	\$8,154		\$8,154																			\$8,154		
C3025	Classrooms 17-19	1433975	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	2736	SF	\$7.20	\$19,687					\$19,687											\$19,687					\$39,374		
C3032	Classrooms 17-19	1433961	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	2736	SF	\$3.87	\$10,601			\$10,601																		\$10,601		
D2014	Classrooms 17-19	1434005	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	3	EA	\$1,328.40	\$3,985			\$3,985																		\$3,985		
D2029	Classroom Building 17-19	1478920	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	27	13	3300	SF	\$12.18	\$40,184												\$40,184									\$40,184		
D3041	Classrooms 17-19	1438342	HVAC System Ductwork, Medium Density, Replace	30	27	3	1650	SF	\$4.43	\$7,306			\$7,306																		\$7,306		
D3052	Classrooms 17 Roof	1434073	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177								\$12,177		
D3052	Classrooms 19 Roof	1434040	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177								\$12,177		
D3052	Classrooms 18 Roof	1433887	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177								\$12,177		
D4019	Classrooms 17-19	1440574	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	2736	SF	\$5.54	\$15,144				\$15,144																	\$15,144		
D4031	Classrooms 17-19	1433890	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	3	EA	\$166.05	\$498		\$498																			\$498		
D5019	Classroom Building 17-19	1478921	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	3300	SF	\$19.93	\$65,756													\$65,756								\$65,756		
D5022	Classrooms 17-19	1434070	Light Fixture, 100 WATT, Replace	20	17	3	6	EA	\$210.33	\$1,262			\$1,262																		\$1,262		
D5029	Classrooms 17-19	1434081	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	2736	SF	\$6.64	\$18,173			\$18,173																		\$18,173		
D5037	Classroom Building 17-19	1478919	Fire Alarm System, Standard Addressable, Install	20	16	4	3300	SF	\$4.43	\$14,612				\$14,612																	\$14,612		
E2012	Classrooms 17-19	1433922	Kitchen Cabinetry, Stock Hardwood, Replace	20	17	3	60	LF	\$332.10	\$19,926			\$19,926																		\$19,926		
Totals, Unescalated											\$18,819	\$0	\$27,398	\$85,662	\$29,756	\$0	\$19,687	\$0	\$0	\$0	\$0	\$0	\$19,245	\$142,471	\$0	\$0	\$19,687	\$8,154	\$0	\$62,103	\$0		\$432,981
Totals, Escalated (3.0% inflation, compounded annually)											\$18,819	\$0	\$29,067	\$93,605	\$33,491	\$0	\$23,507	\$0	\$0	\$0	\$0	\$0	\$27,438	\$209,223	\$0	\$0	\$31,592	\$13,477	\$0	\$108,897	\$0		\$589,116

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

Granite Hill Elementary School / Classrooms #20-22

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	
B2011	Classrooms 20-22	1447437	Exterior Wall, Stucco, 1-2 Stories, Repair	0	0	0	680	SF	\$22.14	\$15,055	\$15,055																				\$15,055	
B2011	Classrooms 20-22 Exterior	1447436	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	7	3	5292	SF	\$3.54	\$18,746			\$18,746										\$18,746									\$37,493
B2021	Classrooms 20-22 Exterior	1447450	Window, 24 SF, Replace	30	27	3	15	EA	\$1,051.65	\$15,775			\$15,775																			\$15,775
B2031	Classrooms 20-22 Exterior	1447435	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed, Replace	30	27	3	6	EA	\$1,439.10	\$8,635			\$8,635																			\$8,635
B3011	Classrooms 20-22	1447447	Roof, Single-Ply TPO/PVC Membrane, Replace	20	1	19	3300	SF	\$18.82	\$62,103																		\$62,103			\$62,103	
C3012	Classrooms 20-22	1447443	Interior Wall Finish, Wallpaper, Replace	15	13	2	3348	SF	\$2.44	\$8,154		\$8,154																			\$8,154	
C3025	Classrooms 20-22	1447442	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	2736	SF	\$7.20	\$19,687					\$19,687											\$19,687					\$39,374	
C3032	Classrooms 20-22	1447441	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	2736	SF	\$3.87	\$10,601			\$10,601																		\$10,601	
D2014	Classrooms 20-22	1447448	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	3	EA	\$1,328.40	\$3,985			\$3,985																		\$3,985	
D2029	Classroom Building 20-22	1478923	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	27	13	3300	SF	\$12.18	\$40,184													\$40,184								\$40,184	
D3041	Classrooms 20-22	1447440	HVAC System Ductwork, Medium Density, Replace	30	27	3	1650	SF	\$4.43	\$7,306			\$7,306																		\$7,306	
D3052	Classrooms 20 Roof	1433969	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177								\$12,177	
D3052	Classrooms 22 Roof	1434013	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177								\$12,177	
D3052	Classrooms 21 Roof	1433899	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177								\$12,177	
D4019	Classrooms 20-22	1447449	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	2736	SF	\$5.54	\$15,144				\$15,144																	\$15,144	
D4031	Classrooms 20-22	1447439	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	3	EA	\$166.05	\$498		\$498																			\$498	
D5019	Classroom Building 20-22	1478924	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	3300	SF	\$19.93	\$65,756													\$65,756								\$65,756	
D5022	Classrooms 20-22	1447445	Light Fixture, 100 WATT, Replace	20	17	3	6	EA	\$210.33	\$1,262			\$1,262																		\$1,262	
D5029	Classrooms 20-22	1447446	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	2736	SF	\$6.64	\$18,173			\$18,173																		\$18,173	
D5037	Classroom 20-22	1478922	Fire Alarm System, Standard Addressable, Install	20	16	4	3300	SF	\$4.43	\$14,612				\$14,612																	\$14,612	

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		
E2012	Classrooms 20-22	1447444	Kitchen Cabinetry, Stock Hardwood, Replace	20	17	3	60	LF	\$332.10	\$19,926																					\$19,926		
Totals, Unescalated											\$15,055	\$0	\$8,652	\$104,408	\$29,756	\$0	\$19,687	\$0	\$0	\$0	\$0	\$0	\$498	\$161,217	\$0	\$0	\$19,687	\$8,154	\$0	\$62,103	\$0	\$429,217	
Totals, Escalated (3.0% inflation, compounded annually)											\$15,055	\$0	\$9,179	\$114,090	\$33,491	\$0	\$23,507	\$0	\$0	\$0	\$0	\$0	\$0	\$710	\$236,753	\$0	\$0	\$31,592	\$13,477	\$0	\$108,897	\$0	\$586,751

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

Granite Hill Elementary School / Main Building

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	
B2011	Main Building Exterior	1433954	Wood Trim, Exterior Building, Replace	30	29	1	550	LF	\$8.30	\$4,566	\$4,566																				\$4,566	
B2011	Main Building Exterior	1433871	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	8	2	10800	SF	\$3.54	\$38,258		\$38,258										\$38,258									\$76,516	
B2021	Main Building Exterior	1433880	Window, 24 SF, Replace	30	27	3	80	EA	\$1,051.65	\$84,132			\$84,132																		\$84,132	
B2031	Main Building Exterior	1433860	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	27	3	27	EA	\$1,439.10	\$38,856			\$38,856																		\$38,856	
B2032	Main Building Exterior	1434068	Exterior Door, Steel, Replace	40	27	13	9	EA	\$664.20	\$5,978												\$5,978									\$5,978	
B3011	Main Building Roof	1433936	Roof, Single-Ply TPO/PVC Membrane, Replace	20	1	19	17300	SF	\$18.82	\$325,569																		\$325,569		\$325,569		
C1017	Main Building	1433856	Interior Window, 24 SF, Replace	40	27	13	77	EA	\$940.95	\$72,453													\$72,453								\$72,453	
C1021	Main Building	1433999	Interior Door, Wood Solid-Core, Replace	40	27	13	18	EA	\$774.90	\$13,948													\$13,948								\$13,948	
C1021	Main Building	1434056	Interior Door, Wood-Framed Fully-Glazed, Replace	40	27	13	45	EA	\$1,439.10	\$64,760													\$64,760								\$64,760	
C1021	Main Building	1433852	Interior Door, Steel Fire, 90-Minutes and Over, Replace	40	27	13	6	EA	\$1,051.65	\$6,310													\$6,310								\$6,310	
C1021	Main Building	1433942	Interior Door, Steel, Replace	40	27	13	2	EA	\$664.20	\$1,328													\$1,328								\$1,328	
C1021	Main Building	1433919	Interior Aluminum-Framed Fully-Glazed Door, Aluminum-Framed Fully-Glazed, Replace	40	27	13	1	EA	\$1,439.10	\$1,439													\$1,439								\$1,439	
C1031	Main Building Restrooms	1434069	Toilet Partitions, Metal, Replace	20	17	3	13	EA	\$940.95	\$12,232			\$12,232																		\$12,232	
C3012	Main Building	1433945	Interior Wall Finish, Wallpaper, Replace	15	12	3	34913	SF	\$2.44	\$85,027			\$85,027															\$85,027			\$170,054	
C3012	Main Building	1438672	Interior Wall Finish, any surface, Prep & Paint	10	7	3	3928	SF	\$1.66	\$6,522			\$6,522										\$6,522								\$13,045	
C3012	Main Building Restrooms	1434018	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	27	3	436	SF	\$17.71	\$7,722			\$7,722																		\$7,722	
C3024	Main Building	1433957	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	10183	SF	\$5.54	\$56,363				\$56,363														\$56,363			\$112,726	
C3024	Main Building	1433984	Interior Floor Finish, Composite Vinyl Tile (VCT), Replace	15	10	5	5819	SF	\$8.30	\$48,312				\$48,312															\$48,312		\$96,624	
C3024	Main Building Restrooms	1433988	Interior Floor Finish, Ceramic Tile, Replace	40	27	13	2328	SF	\$19.93	\$46,388													\$46,388								\$46,388	
C3024	Main Building Restrooms	1434063	Interior Floor Finish, Ceramic Tile, Replace	40	27	13	4364	SF	\$19.93	\$86,957													\$86,957								\$86,957	
C3025	Main Building	1433983	Interior Floor Finish, Carpet Commercial Tile, Replace	10	7	3	10765	SF	\$7.20	\$77,460			\$77,460										\$77,460								\$154,919	
C3031	Main Building	1434080	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	4364	SF	\$2.21	\$9,662					\$9,662										\$9,662						\$19,324	
C3032	Main Building	1434057	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	24439	SF	\$3.87	\$94,689			\$94,689																		\$94,689	
C3032	Main Building Stage	1433908	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	22	3	290	SF	\$3.87	\$1,124			\$1,124																		\$1,124	
D1013	Main Building Stage Area	1434047	Wheelchair Lift, 5' Rise, Renovate	25	21	4	1	EA	\$20,368.80	\$20,369				\$20,369																	\$20,369	
D2011	Main Building Restrooms	1433894	Toilet, Child-Sized, Replace	30	27	3	4	EA	\$996.30	\$3,985			\$3,985																		\$3,985	
D2011	Main Building Restrooms	1433911	Toilet, Commercial Water Closet, Replace	30	27	3	20	EA	\$1,439.10	\$28,782			\$28,782																			\$28,782
D2012	Main Building Restrooms	1433888	Urinal, Standard, Replace	30	27	3	4	EA	\$1,217.70	\$4,871			\$4,871																			\$4,871
D2014	Main Building Restrooms	1433853	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	15	EA	\$1,660.50	\$24,908			\$24,908																			\$24,908
D2014	Main Building	1433925	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	16	EA	\$1,328.40	\$21,254			\$21,254																			\$21,254
D2014	Main Building Kitchen	1433914	Commercial Kitchen Sink, Stainless Steel, 2-Bowl, Replace	30	27	3	1	EA	\$2,324.70	\$2,325			\$2,325																			\$2,325
D2014	Main Building Exterior janitors closet	1433923	Service Sink, Floor, Replace	35	27	8	1	EA	\$885.60	\$886									\$886													\$886
D2014	Main Building Exterior Utility closet	1434009	Service Sink, Floor, Replace	35	27	8	1	EA	\$885.60	\$886									\$886													\$886
D2014	Main Building Custodial office	1433952	Service Sink, Floor, Replace	35	27	8	1	EA	\$885.60	\$886									\$886													\$886
D2018	Main Building	1433943	Drinking Fountain, Interior, Replace	15	1	14	1	EA	\$2,103.30	\$2,103														\$2,103								\$2,103
D2023	Main Building Exterior Utility closet	1433990	Water Heater, 10 GAL, Replace	15	13	2	1	EA	\$608.85	\$609		\$609																\$609				\$1,218
D2023	Main Building Exterior janitors closet	1434071	Water Heater, 10 GAL, Replace	15	13	2	1	EA	\$608.85	\$609		\$609															\$609				\$1,218	
D2023	Main Building	1434021	Water Heater, 50 GAL, Replace	15	12	3	1	EA	\$1,439.10	\$1,439			\$1,439															\$1,439				\$2,878
D2023	Main Building Custodial office	1433948	Water Heater, 30 GAL, Replace	20	9	11	1	EA	\$13,726.80	\$13,727											\$13,727											\$13,727
D2029	Main Building	1478917	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	27	13	29094	SF	\$12.18	\$354,278													\$354,278								\$354,278	
D3041	Main Building	1433883	HVAC System Ductwork, High Density, Replace	30	27	3	1480	SF	\$6.64	\$9,830			\$9,830																		\$9,830	
D3042	Main Building Roof	1433980	Exhaust Fan, 175 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	Main Building Roof	1434030	Exhaust Fan, 175 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	Main Building Roof	1433870	Exhaust Fan, 175CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	Main Building Roof	1433857	Exhaust Fan, 175 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	Main Building Roof	1433944	Exhaust Fan, 175 CFM, Replace	20	7	13	1	EA																								

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
D3042	Main Building Roof	1434036	Exhaust Fan, 175 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328														\$1,328							\$1,328	
D3042	Main Building Roof	1433955	Exhaust Fan, 175 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328														\$1,328							\$1,328	
D3042	Main Building Roof	1434014	Exhaust Fan, 175 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328														\$1,328							\$1,328	
D3042	Main Building Roof	1433872	Exhaust Fan, 175 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328														\$1,328							\$1,328	
D3042	Main Building Roof	1433959	Exhaust Fan, 450 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328														\$1,328							\$1,328	
D3042	Main Building Roof	1434007	Exhaust Fan, 175 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328														\$1,328							\$1,328	
D3042	Main Building Roof	1433868	Exhaust Fan, 500 CFM, Replace	20	7	13	1	EA	\$1,328.40	\$1,328														\$1,328							\$1,328	
D3052	Main Building Roof	1433901	Packaged Unit (RTU), 4 TON, Replace	20	10	10	1	EA	\$9,963.00	\$9,963											\$9,963										\$9,963	
D3052	Main Building Roof	1433897	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433918	Packaged Unit (RTU), 10 TON, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140							\$22,140	
D3052	Main Building Roof	1434003	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433996	Packaged Unit (RTU), 10 TON, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140							\$22,140	
D3052	Main Building Roof	1434020	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433987	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433878	Packaged Unit (RTU), 10 TON, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140							\$22,140	
D3052	Main Building Roof	1434017	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433886	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1434035	Packaged Unit (RTU), 10 TON, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140							\$22,140	
D3052	Main Building Roof	1433993	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433895	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1434027	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433985	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433977	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1434004	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433960	Packaged Unit (RTU), 2 TON, Replace	20	7	13	1	EA	\$6,088.50	\$6,089														\$6,089							\$6,089	
D3052	Main Building Roof	1433963	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433921	Packaged Unit (RTU), 2 TON, Replace	20	7	13	1	EA	\$6,088.50	\$6,089														\$6,089							\$6,089	
D3052	Main Building Roof	1433875	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1434062	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1434079	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D3052	Main Building Roof	1433974	Packaged Unit (RTU), 2 TON, Replace	20	7	13	1	EA	\$6,088.50	\$6,089														\$6,089							\$6,089	
D3052	Main Building Roof	1434051	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963							\$9,963	
D4019	Main Building	1433900	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	40	27	13	29094	SF	\$7.75	\$225,449														\$225,449							\$225,449	
D4031	Main Building	1434000	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	25	EA	\$166.05	\$4,151						\$4,151										\$4,151					\$8,303	
D4031	Main Building Kitchen	1434039	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$332.10	\$332							\$332										\$332				\$664	
D4091	Main Building Kitchen	1433866	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	17	3	6	LF	\$442.80	\$2,657				\$2,657																	\$2,657	
D5012	Main Building Electrical Room	1434008	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	27	3	1	EA	\$2,214.00	\$2,214				\$2,214																	\$2,214	
D5012	Main Building Roof	1434060	Secondary Transformer, 45 kVA, Replace	30	27	3	1	EA	\$7,416.90	\$7,417				\$7,417																	\$7,417	
D5012	Main Building Electrical Room	1433981	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	27	3	1	EA	\$2,214.00	\$2,214				\$2,214																	\$2,214	
D5012	Main Building Electrical Room	1433929	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	27	3	1	EA	\$3,321.00	\$3,321				\$3,321																	\$3,321	
D5012	Main Building	1434006	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	27	3	1	EA	\$2,767.50	\$2,768				\$2,768																	\$2,768	
D5012	Main Building	1433940	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	27	3	1	EA	\$3,321.00	\$3,321				\$3,321																	\$3,321	
D5012	Main Building Roof	1433941	Secondary Transformer, 45 kVA, Replace	30	27	3	1	EA	\$7,416.90	\$7,417				\$7,417																	\$7,417	
D5012	Main Building Electrical Room	1434012	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	27	3	1	EA	\$2,214.00	\$2,214				\$2,214																	\$2,214	
D5012	Main Building Roof	1433874	Secondary Transformer, 45 kVA, Replace	30	27	3	1	EA	\$8,413.20	\$8,413				\$8,413																	\$8,413	
D5012	Main Building	1433998	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	27	3	1	EA	\$3,321.00	\$3,321				\$3,321																	\$3,321	
D5012	Main Building electrical room	1434085	Building/Main Switchboard, 800 AMP, Replace	40	27	13	1	EA	\$49,815.00	\$49,815														\$49,815							\$49,815	
D5019	Main Building	1478918	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	29094	SF	\$19.93	\$579,727														\$579,727							\$579,727	
D5022	Main Building Exterior	1433926	Light Fixture, 100 WATT, Replace	20	17	3	20	EA	\$210.33	\$4,207				\$4,207																	\$4,207	
D5029	Main Building	1433946	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	16	4	29094	SF	\$14.39	\$418,692				\$418,692																	\$418,692	
D5037	Main Building Office	1434037	Annunciator Alarm Panel, , Replace	15	12	3	1	EA	\$1,749.06	\$1,749				\$1,749														\$1,749			\$3,498	
D5037	Main Building	1478916	Fire Alarm System, Standard Addressable, Install	20	16	4	29094	SF	\$4.43	\$128,828				\$128,828																	\$128,828	
D5037	Main Building electrical room	1434022	Fire Alarm Control Panel, Addressable, Replace	15	7	8	1	EA	\$16,605.00	\$16,605									\$16,605												\$16,605	
D5092	Main Building	1434075	Exit Sign Light Fixture, LED, Replace	10	7	3	19	EA	\$243.54	\$4,627				\$4,627										\$4,627							\$9,255	
D5092	Main Building electrical room	1433991	Uninterruptible Power Supply (UPS), Battery, Replace	5	2	3	1	EA	\$442.80	\$443				\$443						\$443								\$443			\$1,771	
E1093	Main Building Kitchen	1433992	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	\$5,645.70	\$5,646				\$5,646														\$5,646			\$11,291	

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			
E1093	Main Building Kitchen	1433877	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$5,092.20	\$5,092				\$5,092																		\$5,092	\$10,184		
E1093	Main Building Kitchen	1434015	Commercial Kitchen, 6 LF, Replace	15	12	3	1	EA	\$3,653.10	\$3,653				\$3,653																			\$3,653	\$7,306	
E1093	Main Building Kitchen	1434043	Commercial Kitchen, Food Warmer, Replace	15	12	3	1	EA	\$1,881.90	\$1,882				\$1,882																			\$1,882	\$3,764	
E1093	Main Building Kitchen	1433858	Commercial Kitchen, Convection Oven, Double, Replace	10	7	3	1	EA	\$10,516.50	\$10,517				\$10,517										\$10,517										\$10,517	\$21,033
E1093	Main Building Kitchen	1434026	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	9	6	1	EA	\$4,206.60	\$4,207							\$4,207																	\$4,207	\$4,207
E1093	Main Building Kitchen	1434082	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,985.20	\$3,985							\$3,985																	\$3,985	\$3,985
E2012	Main Building	1433862	Kitchen Cabinetry, Stock Hardwood, Replace	20	17	3	660	LF	\$332.10	\$219,186				\$219,186																				\$219,186	\$219,186
G2045	Main Building Kitchen	1433939	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	21	4	10	EA	\$1,549.80	\$15,498					\$15,498																			\$15,498	\$15,498
Totals, Unescalated											\$0	\$4,566	\$39,476	\$807,435	\$639,750	\$62,125	\$4,539	\$3,985	\$19,705	\$0	\$9,963	\$13,727	\$38,258	\$1,903,193	\$2,103	\$13,813	\$332	\$1,218	\$104,931	\$381,932	\$48,312	\$4,099,362			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$4,703	\$41,880	\$882,306	\$720,044	\$72,020	\$5,419	\$4,901	\$24,961	\$0	\$13,389	\$19,001	\$54,547	\$2,794,902	\$3,181	\$21,520	\$533	\$2,013	\$178,638	\$669,719	\$87,257	\$5,600,937			

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

Granite Hill Elementary School / Portable Classroom #23

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												
B2011	Portable Building #23 Exterior	1434029	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244				\$4,244										\$4,244										\$4,244	\$8,488									
B2011	Portable Building #23 Exterior	1434055	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611				\$10,611																					\$10,611	\$10,611								
B2021	Portable Building #23 Exterior	1434089	Single-pane Steel Window, Steel 24 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$1,881.90	\$3,764				\$3,764																					\$3,764	\$3,764								
B2032	Portable Building #23 Exterior	1434064	Exterior Door, Steel, Replace	40	27	13	1	EA	\$664.20	\$664														\$664											\$664	\$664								
B3011	Portable Building #23 Roof	1433927	Roof, Metal, Replace	40	27	13	1128	SF	\$14.39	\$16,233													\$16,233												\$16,233	\$16,233								
C3025	Portable Building #23	1433994	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	960	SF	\$7.20	\$6,908							\$6,908																		\$6,908	\$13,815								
C3032	Portable Building #23	1434066	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	960	SF	\$3.87	\$3,720				\$3,720																					\$3,720	\$3,720								
D3052	Portable Building #23 Exterior	1434086	Heat Pump #23, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																							\$6,089	\$6,089								
D4019	Portable Buildings #23	1440578	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188				\$3,188																					\$3,188	\$3,188								
D4031	Portable Building #23	1434059	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166																		\$166	\$332								
D5019	Portable Building 23	1478927	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	960	SF	\$19.93	\$19,129													\$19,129													\$19,129	\$19,129							
D5022	Portable Building #23 Exterior	1434050	Light Fixture, 100 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																					\$188	\$188								
D5029	Portable Building #23	1433976	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	960	SF	\$6.64	\$6,376				\$6,376																					\$6,376	\$6,376								
D5037	Portable Building 23	1478925	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251				\$4,251																					\$4,251	\$4,251								
Totals, Unescalated											\$0	\$6,089	\$0	\$28,903	\$7,439	\$0	\$7,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,270	\$0	\$0	\$7,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,848		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$6,271	\$0	\$31,583	\$8,373	\$0	\$8,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,139	\$0	\$0	\$11,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,163

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

Granite Hill Elementary School / Portable Classroom #24

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						
B2011	Portable Building #24 Exterior	1447510	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611				\$10,611																					\$10,611	\$10,611		
B2011	Portable Building #24 Exterior	1447498	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244				\$4,244										\$4,244												\$4,244	\$8,488	
B2021	Portable Building #24 Exterior	1447502	Single-pane Steel Window, Steel 24 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$1,881.90	\$3,764				\$3,764																						\$3,764	\$3,764	
B2032	Portable Building #24 Exterior	1447507	Exterior Door, Steel, Replace	40	27	13	1	EA	\$664.20	\$664														\$664												\$664	\$664	
B3011	Portable Building #24 Roof	1447501	Roof, Metal, Replace	40	27	13	1128	SF	\$14.39	\$16,233													\$16,233													\$16,233	\$16,233	
C3025	Portable Building #24	1447500	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	960	SF	\$7.20	\$6,908							\$6,908																			\$6,908	\$13,815	
C3032	Portable Building #24	1447509	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	960	SF	\$3.87	\$3,720				\$3,720																						\$3,720	\$3,720	
D3052	Portable Building 24 Exterior	1434011	Heat Pump #24, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																								\$6,089	\$6,089	
D4019	Portable Buildings #24	1447503	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188				\$3,188																						\$3,188	\$3,188	
D4031	Portable Building #24	1447505	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166																			\$166	\$332	
D5019	Portable Building 24	1478930	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	960	SF	\$19.93	\$19,129													\$19,129														\$19,129	\$19,129
D5022	Portable Building #24 Exterior	1447504	Light Fixture, 100 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																						\$188	\$188	
D5029	Portable Building #24	1447506	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	960	SF	\$6.64	\$6,376				\$6,376																						\$6,376	\$6,376	
D5037	Portable Building 24	1478928	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251				\$4,251																						\$4,251	\$4,251	
Totals, Unescalated											\$0	\$6,089	\$0	\$28,903	\$7,439	\$0	\$7,074	\$0	\$0	\$0	\$0	\$0	\$0	\$40,														

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				
B2011	Portable Building #25 Exterior	1447525	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611			\$10,611																		\$10,611				
B2021	Portable Building #25 Exterior	1447517	Single-pane Steel Window, Steel 24 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$1,881.90	\$3,764			\$3,764																		\$3,764				
B2032	Portable Building #25 Exterior	1447522	Exterior Door, Steel, Replace	40	27	13	1	EA	\$664.20	\$664												\$664									\$664				
B3011	Portable Building #25 Roof	1447516	Roof, Metal, Replace	40	27	13	1128	SF	\$14.39	\$16,233												\$16,233									\$16,233				
C3025	Portable Building #25	1447515	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	960	SF	\$7.20	\$6,908						\$6,908										\$6,908					\$13,815				
C3032	Portable Building #25	1447524	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	960	SF	\$3.87	\$3,720			\$3,720																		\$3,720				
D3052	Portable Building 25 Exterior	1433972	Heat Pump #25, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																				\$6,089				
D4019	Portable Buildings #25	1447518	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188			\$3,188																		\$3,188				
D4031	Portable Building #25	1447520	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166										\$166					\$332				
D5019	Portable Building 25	1478933	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	960	SF	\$19.93	\$19,129												\$19,129									\$19,129				
D5022	Portable Building #25 Exterior	1447519	Light Fixture, 100 WATT, Replace	20	17	3	1	EA	\$188.19	\$188			\$188																		\$188				
D5029	Portable Building #25	1447521	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	960	SF	\$6.64	\$6,376			\$6,376																		\$6,376				
D5037	Portable Building 25	1478931	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251			\$4,251																		\$4,251				
Totals, Unescalated											\$0	\$6,089	\$0	\$28,903	\$7,439	\$0	\$7,074	\$0	\$0	\$0	\$0	\$0	\$0	\$40,270	\$0	\$0	\$7,074	\$0	\$0	\$0	\$0	\$0	\$0	\$96,848	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$6,271	\$0	\$31,583	\$8,373	\$0	\$8,446	\$0	\$0	\$0	\$0	\$0	\$0	\$59,139	\$0	\$0	\$11,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,163

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

Granite Hill Elementary School / Portable Classroom #26

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				
B2011	Portable Building #26 Exterior	1447528	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244			\$4,244									\$4,244									\$8,488				
B2011	Portable Building #26 Exterior	1447540	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611			\$10,611																			\$10,611			
B2021	Portable Building #26 Exterior	1447532	Single-pane Steel Window, Steel 24 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$1,881.90	\$3,764			\$3,764																			\$3,764			
B2032	Portable Building #26 Exterior	1447537	Exterior Door, Steel, Replace	40	27	13	1	EA	\$664.20	\$664												\$664										\$664			
B3011	Portable Building #26 Roof	1447531	Roof, Metal, Replace	40	27	13	1128	SF	\$14.39	\$16,233												\$16,233										\$16,233			
C3025	Portable Building #26	1447530	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	960	SF	\$7.20	\$6,908						\$6,908										\$6,908						\$13,815			
C3032	Portable Building #26	1447539	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	960	SF	\$3.87	\$3,720			\$3,720																			\$3,720			
D3052	Portable Building 26 Exterior	1433864	Heat Pump #26, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																					\$6,089			
D4019	Portable Buildings #26	1447533	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188			\$3,188																			\$3,188			
D4031	Portable Building #26	1447535	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166										\$166						\$332			
D5019	Portable Building 26	1478936	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	960	SF	\$19.93	\$19,129												\$19,129										\$19,129			
D5022	Portable Building #26 Exterior	1447534	Light Fixture, 100 WATT, Replace	20	17	3	1	EA	\$188.19	\$188			\$188																			\$188			
D5029	Portable Building #26	1447536	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	960	SF	\$6.64	\$6,376			\$6,376																			\$6,376			
D5037	Portable Building 26	1478934	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251			\$4,251																			\$4,251			
Totals, Unescalated											\$0	\$6,089	\$0	\$28,903	\$7,439	\$0	\$7,074	\$0	\$0	\$0	\$0	\$0	\$0	\$40,270	\$0	\$0	\$7,074	\$0	\$0	\$0	\$0	\$0	\$96,848		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$6,271	\$0	\$31,583	\$8,373	\$0	\$8,446	\$0	\$0	\$0	\$0	\$0	\$0	\$59,139	\$0	\$0	\$11,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,163

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

Granite Hill Elementary School / Portable Classroom #27

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	
B2011	Portable Building #27 Exterior	1433867	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611			\$10,611																			\$10,611
B2011	Portable Building #27	1447561	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244			\$4,244									\$4,244										\$8,488
B2021	Portable Building #27 Exterior	1433928	Steel Single-pane Window, Steel 24 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$1,881.90	\$3,764			\$3,764																			\$3,764
B2032	Portable Building #27 Exterior	1434023	Exterior Door, Steel, Replace	40	27	13	1	EA	\$664.20	\$664												\$664										\$664
B3011	Portable Building #27 Roof	1433917	Roof, Metal, Replace	40	27	13	1128	SF	\$14.39	\$16,233												\$16,233										\$16,233
C3025	Portable Building #27	1434033	Interior Floor Finish, Carpet Commercial Standard, Replace	10	9	1	960	SF	\$8.30	\$7,970	\$7,970										\$7,970											\$15,941
C3032	Portable Building #27	1434083	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	960	SF	\$3.87	\$3,720			\$3,720																			\$3,720
D3052	Portable Building #27 Exterior	1433865	Heat Pump #27, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																					\$6,089
D4019	Portable Building #27	1440580	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188			\$3,188																			\$3,188
D4031	Portable Building #27	1434078	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166										\$166						\$332
D5019	Portable Building 27	1478939	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	960	SF	\$19.93	\$19,129												\$19,129										\$19,129
D5022	Portable Building #27 Exterior	1434090	Light Fixture, 100 WATT, Replace	20	18	2	1	EA	\$188.19	\$188			\$188																			\$188
D5029	Portable Building #27	1434072	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	960	SF	\$6.64	\$6,376			\$6,376																			\$6,376
D5037	Portable Building 27	1478937	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251			\$4,251																			\$4,251
Totals, Unescalated											\$0	\$14,059	\$188	\$28,714	\$7,439	\$0	\$166	\$0	\$0	\$0	\$0	\$7,970	\$0	\$40,27								

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

Granite Hill Elementary School / Portable Classroom #28

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								
B2011	Portable Building #28 Exterior	1447568	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611								
B2011	Portable Building #28	1447562	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244				\$4,244									\$4,244									\$8,488								
B2021	Portable Building #28 Exterior	1447570	Steel Single-pane Window, Steel 24 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$1,881.90	\$3,764				\$3,764																		\$3,764								
B2032	Portable Building #28 Exterior	1447572	Exterior Door, Steel, Replace	40	27	13	1	EA	\$664.20	\$664													\$664									\$664								
B3011	Portable Building #28 Roof	1447573	Roof, Metal, Replace	40	27	13	1128	SF	\$14.39	\$16,233													\$16,233									\$16,233								
C3025	Portable Building #28	1447565	Interior Floor Finish, Carpet Commercial Standard, Replace	10	9	1	960	SF	\$8.30	\$7,970		\$7,970										\$7,970										\$15,941								
C3032	Portable Building #28	1447563	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	960	SF	\$3.87	\$3,720				\$3,720																		\$3,720								
D3052	Portable Building 28 Exterior	1434031	Heat Pump #28, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																				\$6,089								
D4019	Portable Building #28	1447574	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188				\$3,188																		\$3,188								
D4031	Portable Building #28	1447566	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166					\$332								
D5019	Portable Building 28	1478942	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	960	SF	\$19.93	\$19,129													\$19,129									\$19,129								
D5022	Portable Building #28 Exterior	1447569	Light Fixture, 100 WATT, Replace	20	18	2	1	EA	\$188.19	\$188			\$188																			\$188								
D5029	Portable Building #28	1447567	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	960	SF	\$6.64	\$6,376				\$6,376																		\$6,376								
D5037	Portable Building 28	1478940	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251				\$4,251																		\$4,251								
Totals, Unescalated											\$0	\$14,059	\$188	\$28,714	\$7,439	\$0	\$166	\$0	\$0	\$0	\$0	\$7,970	\$0	\$40,270	\$0	\$0	\$166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,974			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$14,481	\$200	\$31,377	\$8,373	\$0	\$198	\$0	\$0	\$0	\$0	\$11,033	\$0	\$59,139	\$0	\$0	\$266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,066

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

Granite Hill Elementary School / Portable Classroom #29

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							
B2011	Portable Building #29 Exterior	1447594	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611							
B2011	Portable Building #29	1447595	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244				\$4,244									\$4,244										\$8,488						
B2021	Portable Building #29 Exterior	1447604	Steel Single-pane Window, Steel 24 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$1,881.90	\$3,764				\$3,764																		\$3,764							
B2032	Portable Building #29 Exterior	1447592	Exterior Door, Steel, Replace	40	27	13	1	EA	\$664.20	\$664													\$664									\$664							
B3011	Portable Building #29 Roof	1447602	Roof, Metal, Replace	40	27	13	1128	SF	\$14.39	\$16,233													\$16,233									\$16,233							
C3025	Portable Building #29	1447598	Interior Floor Finish, Carpet Commercial Standard, Replace	10	9	1	960	SF	\$8.30	\$7,970		\$7,970										\$7,970										\$15,941							
C3032	Portable Building #29	1447597	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	960	SF	\$3.87	\$3,720				\$3,720																		\$3,720							
D3052	Portable Building 29 Exterior	1433956	Heat Pump #29, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																				\$6,089							
D4019	Portable Building #29	1447603	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188				\$3,188																		\$3,188							
D4031	Portable Building #29	1447596	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166					\$332							
D5019	Portable Building 29	1478945	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	960	SF	\$19.93	\$19,129													\$19,129									\$19,129							
D5022	Portable Building #29 Exterior	1447600	Light Fixture, 100 WATT, Replace	20	18	2	1	EA	\$188.19	\$188			\$188																			\$188							
D5029	Portable Building #29	1447601	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	960	SF	\$6.64	\$6,376				\$6,376																		\$6,376							
D5037	Portable Building 29	1478943	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251				\$4,251																		\$4,251							
Totals, Unescalated											\$0	\$14,059	\$188	\$28,714	\$7,439	\$0	\$166	\$0	\$0	\$0	\$0	\$7,970	\$0	\$40,270	\$0	\$0	\$166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,974			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$14,481	\$200	\$31,377	\$8,373	\$0	\$198	\$0	\$0	\$0	\$0	\$11,033	\$0	\$59,139	\$0	\$0	\$266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,066

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

Granite Hill Elementary School / Portable Classroom #30

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	
B2011	Portable Building 30 Exterior	1433898	Wood Trim, Exterior Building Envelope, Replace	30	29	1	150	LF	\$8.30	\$1,245		\$1,245																				\$1,245	
B2011	Portable Building 30 Exterior	1433970	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	29	1	1278	SF	\$8.30	\$10,611		\$10,611																					\$10,611
B2021	Portable Building 30 Exterior	1433934	Steel Single-pane Window, Steel 24 SF, 1-2 Stories, Replace	30	13	17	2	EA	\$1,881.90	\$3,764																	\$3,764					\$3,764	
B3011	Portable Building 30 Roof	1433873	Roof, Modified Bituminous, Replace	20	13	7	1128	SF	\$11.07	\$12,487							\$12,487															\$12,487	
C3025	Portable Building 30	1434048	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	960	SF	\$7.20	\$6,908							\$6,908									\$6,908						\$13,815	
C3032	Portable Building 30	1434010	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720												\$3,720										\$3,720	
D3052	Portable Building 30 Exterior	1433915	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	17	3	1	EA	\$6,088.50	\$6,089				\$6,089																		\$6,089	
D4019	Portable Building 30	1440584	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	1128	SF	\$3.32	\$3,746				\$3,746																		\$3,746	
D4031	Portable Building 30	1433973	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166					\$332	
D5019	Portable Building 30	1478948	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	27	13	960	SF	\$19.93	\$19,129													\$19,129									\$19,129	
D5022	Portable Building 30 Exterior	1433982	Light Fixture, 100 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																		\$188	
D5029	Portable Building 30 Exterior	1433938	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	13	7	1128	SF	\$6.64	\$7,492							\$7,492															\$7,492	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	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	
D5037	Portable Building 30	1478946	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251					\$4,251																		\$4,251
Totals, Unescalated											\$0	\$11,856	\$0	\$6,277	\$7,997	\$0	\$7,074	\$19,979	\$0	\$0	\$0	\$0	\$3,720	\$19,129	\$0	\$0	\$7,074	\$3,764	\$0	\$0	\$0	\$86,869	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$12,212	\$0	\$6,859	\$9,001	\$0	\$8,446	\$24,572	\$0	\$0	\$0	\$0	\$5,303	\$28,092	\$0	\$0	\$11,351	\$6,221	\$0	\$0	\$0	\$112,056	

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

Granite Hill Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	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		
B3019	Site	1433882	Awning, Metal per SF, Replace	40	27	13	300	SF	\$16.61	\$4,982																							\$4,982	
D2018	Site	1433971	Drinking Fountain, Outside/Site Style, Replace	15	10	5	6	EA	\$3,985.20	\$23,911						\$23,911																	\$23,911	\$47,822
D2049	Site	1478882	Plumbing System, Rain Water Drainage, High Density, Replace	40	38	2	210000	SF	\$1.11	\$232,470			\$232,470																				\$232,470	
D5012	Site	1433903	Main Distribution Panel, 400 AMP, Replace	30	27	3	1	EA	\$6,088.50	\$6,089				\$6,089																			\$6,089	
D5012	Site	1433978	Main Distribution Panel, 400 AMP, Replace	30	27	3	1	EA	\$6,088.50	\$6,089				\$6,089																			\$6,089	
D5012	Site	1434046	Secondary Transformer, 45 kVA, Replace	30	27	3	1	EA	\$8,413.20	\$8,413				\$8,413																			\$8,413	
D5012	Site	1433889	Secondary Transformer, 45 kVA, Replace	30	27	3	1	EA	\$8,413.20	\$8,413				\$8,413																			\$8,413	
D5022	Site	1433968	Light Fixture, 250 WATT, Replace	20	9	11	10	EA	\$243.54	\$2,435												\$2,435											\$2,435	
G1031	Site	1431743	Landscaping, Ground Cover, Regrade/Establish	0	0	0	45000	SF	\$4.43	\$199,260	\$199,260																						\$199,260	
G2022	Site - Bus Entrance	1431745	Parking Lots, Asphalt Pavement, Cut & Patch	0	0	0	800	SF	\$6.09	\$4,871	\$4,871																						\$4,871	
G2022	Site	1431748	Parking Lots, Asphalt Pavement, Mill & Overlay	25	22	3	56803	SF	\$3.87	\$220,083				\$220,083																			\$220,083	
G2022	Site	1431749	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	56803	SF	\$0.50	\$28,296				\$28,296					\$28,296						\$28,296				\$28,296				\$113,186	
G2041	Site	1431747	Fences & Gates, any Painted Surface, Prep & Paint	10	8	2	781	SF	\$3.32	\$2,594			\$2,594										\$2,594										\$5,187	
G2041	Site	1433953	Fences & Gates, Metal Tube, 6' High, Replace	40	27	13	781	LF	\$44.28	\$34,583													\$34,583										\$34,583	
G2041	Site	1434054	Fences & Gates, Chain Link, 6' High, Replace	40	27	13	1990	LF	\$23.25	\$46,262													\$46,262										\$46,262	
G2044	Site	1433995	Signage, Property, Monument/Pylon, Replace/Install	20	17	3	1	EA	\$10,516.50	\$10,517				\$10,517																			\$10,517	
G2044	Site	1434019	Signage, Property, Monument/Pylon, Replace/Install	20	17	3	1	EA	\$10,516.50	\$10,517				\$10,517																			\$10,517	
G2044	Site	1431744	Signage, Property, Monument/Pylon, Replace/Install	20	14	6	1	EA	\$10,516.50	\$10,517						\$10,517																	\$10,517	
G2045	Site	1433861	Site Furnishings, Picnic Table, Concrete-Coated Metal, Replace	25	20	5	8	EA	\$2,324.70	\$18,598					\$18,598																		\$18,598	
G2047	Site	1433933	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	20	0	4425	SF	\$23.25	\$102,868	\$102,868																						\$102,868	
G2047	Site	1434044	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	26673	SF	\$0.50	\$13,258			\$13,258				\$13,258					\$13,258						\$13,258					\$53,031	
G2047	Kindergarten Playground	1434042	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	3850	SF	\$0.50	\$1,914			\$1,914				\$1,914					\$1,914						\$1,914					\$7,654	
G2047	Kindergarten Playground	1433951	Play Surfaces & Sports Courts, Asphalt, Replace	25	23	2	3850	SF	\$7.20	\$27,703			\$27,703																				\$27,703	
G2047	Site	1433907	Sports Apparatus, Basketball Backstop, Replace	25	22	3	8	EA	\$10,516.50	\$84,132				\$84,132																			\$84,132	
G2047	Site	1433859	Play Structure, Swing Set only, 4 Seats, Replace	20	10	10	1	EA	\$2,767.50	\$2,768												\$2,768											\$2,768	
G2047	Site	1434052	Play Surfaces & Sports Courts, Asphalt, Replace	25	15	10	26673	SF	\$7.20	\$191,926												\$191,926											\$191,926	
G2047	Site	1433931	Play Structure, Medium, Replace	20	2	18	1	EA	\$22,140.00	\$22,140																			\$22,140				\$22,140	
G2047	Playground	1433884	Play Structure, Large, Replace	20	0	20	1	EA	\$38,745.00	\$38,745																							\$38,745	
G2047	Site	1433869	Play Structure, Swing Set only, 4 Seats, Replace	20	0	20	3	EA	\$2,767.50	\$8,303																							\$8,303	
G2047	Site	1433854	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	0	20	4425	SF	\$23.25	\$102,868																							\$102,868	
G2048	Site	1433913	Flagpole, Metal, Replace	30	27	3	1	EA	\$2,767.50	\$2,768				\$2,768																			\$2,768	
G2049	Site	1433893	Prefabricated/Ancillary Metal Structure, All Components, Replace	35	27	8	3528	SF	\$132.84	\$468,660									\$468,660														\$468,660	
G2049	Site	1433876	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	40	27	13	40	LF	\$177.12	\$7,085												\$7,085											\$7,085	
G2057	Site	1433989	Irrigation System, , Replace/Install	25	22	3	45000	SF	\$3.87	\$174,353			\$174,353																				\$174,353	
G4021	Site	1431746	Site Pole Light, 200 WATT, Replace/Install	20	10	10	2	EA	\$4,428.00	\$8,856												\$8,856											\$8,856	
P000X	Site	1449598	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	0	27	0	1	EA	\$7,749.00	\$7,749	\$7,749																						\$7,749	
Totals, Unescalated											\$314,748	\$0	\$277,938	\$531,372	\$28,296	\$42,509	\$10,517	\$15,171	\$468,660	\$28,296	\$203,549	\$2,435	\$17,765	\$92,911	\$28,296	\$0	\$0	\$15,171	\$22,140	\$28,296	\$276,695	\$2,404,765		
Totals, Escalated (3.0% inflation, compounded annually)											\$314,748	\$0	\$294,864	\$580,644	\$31,848	\$49,279	\$12,557	\$18,659	\$593,684	\$36,920	\$273,553	\$3,371	\$25,329	\$136,442	\$42,801	\$0	\$0	\$25,076	\$37,692	\$49,618	\$499,741	\$3,026,826		

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

Granite Hill Elementary School / Site Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	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	
B2011	Site Restrooms Exterior	1433967	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1008	SF	\$8.30	\$8,369				\$8,369																			\$8,369
B2011	Site Restrooms Exterior	1434016	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1344	SF	\$3.32	\$4,463				\$4,463									\$4,463										\$4,463
B2032	Site Restrooms Exterior	1433924	Exterior Door, Steel, Replace	40	27	13	4	EA	\$664.20	\$2,657													\$2,657										\$2,657
B3011	Site Restrooms Roof	1434065	Roof, Single-Ply TPO/PVC																														

Appendix F: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434047	D1013	Wheelchair Lift		Granite Hill Elementary School / Main Building	Main Building Stage Area				1992		
D20 PLUMBING												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1433990	D2023	Water Heater	10 GAL	Granite Hill Elementary School / Main Building	Main Building Exterior Utility closet	A. O. Smith	DSE-10-3	SG9138302 Y3	1992		
2	1434071	D2023	Water Heater	10 GAL	Granite Hill Elementary School / Main Building	Main Building Exterior janitors closet	A. O. Smith	DSE-10-3	SG91 38304Y3	1991		
3	1433948	D2023	Water Heater	30 GAL	Granite Hill Elementary School / Main Building	Main Building Custodial office	A. O. Smith	DEL 30 110	1028M001388	2010		
4	1434021	D2023	Water Heater	50 GAL	Granite Hill Elementary School / Main Building	Main Building	A. O. Smith	65 930A	ME91-0021379-930A	1992		
D30 HVAC												
Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434014	D3042	Exhaust Fan [EF 1]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-70-4X-QD	91D05302	2012		
2	1434030	D3042	Exhaust Fan [EF 10]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-70-4X-QD	91E01901	2012		
3	1433980	D3042	Exhaust Fan [EF 11]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GR-70-4X-QD		2012		
4	1434036	D3042	Exhaust Fan [EF 12]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-90-4X-QD	91E03781	2012		
5	1433959	D3042	Exhaust Fan [EF 13]	450 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	CUBE-130-5G	91J01247	2012		
6	1433870	D3042	Exhaust Fan [EF 2]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-70-4X-QD	91D05304	2012		
7	1433872	D3042	Exhaust Fan [EF 3]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-80-4X-QD	91E03742	2012		
8	1434007	D3042	Exhaust Fan [EF 4]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-80-4X-QD	91E03747	2012		
9	1434061	D3042	Exhaust Fan [EF 6]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-100-4X-QD-2A	91E04156	2012		
10	1434024	D3042	Exhaust Fan [EF 7]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-70-4X-QD	91E05758	2012		
11	1433955	D3042	Exhaust Fan [EF 8]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-80-4X-QD	91E03744	2012		
12	1433857	D3042	Exhaust Fan [EF 9]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-80-4X-QD	91E03741	2012		
13	1433944	D3042	Exhaust Fan [EF5]	175 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	GB-70-4X-QD	91E01899	2012		
14	1433868	D3042	Exhaust Fan [SF 1]	500 CFM	Granite Hill Elementary School / Main Building	Main Building Roof	Greenheck	KU-109-D-1-3	91J01602	2012		
15	1433915	D3052	Heat Pump	3.5 TON	Granite Hill Elementary School / Portable Classroom #30	Portable Building 30 Exterior	Bard Manufacturing Company	Illegible	Illegible	2006		
16	1434086	D3052	Heat Pump #23 [PB #23]	3.5 TON	Granite Hill Elementary School / Portable Classroom #23	Portable Building #23 Exterior	Bard Manufacturing Company	WH421-A10UX4XXX	126C971094463-02	1992		
17	1434011	D3052	Heat Pump #24 [PB #24]	3.5 TON	Granite Hill Elementary School / Portable Classroom #24	Portable Building 24 Exterior	Bard Manufacturing Company	WH421-A10UX4XXX	1 26C971 093946- 02	1992		
18	1433972	D3052	Heat Pump #25 [PB #25]	3.5 TON	Granite Hill Elementary School / Portable Classroom #25	Portable Building 25 Exterior	Bard Manufacturing Company	WH421-A10UX4XXX	Inaccessible	1992		
19	1433864	D3052	Heat Pump #26 [PB #26]	3.5 TON	Granite Hill Elementary School / Portable Classroom #26	Portable Building 26 Exterior	Bard Manufacturing Company	WH421-A10VX4XXX	126C971093932 02	1992		
20	1433865	D3052	Heat Pump #27 [PB #27]	4 TON	Granite Hill Elementary School / Portable Classroom #27	Portable Building #27 Exterior	AIRXCEL	AVP48HPA10NB-1000 CI	DJ8699	1992		
21	1434031	D3052	Heat Pump #28 [PB #28]	4 TON	Granite Hill Elementary School / Portable Classroom #28	Portable Building 28 Exterior	AIRXCEL	AVP48HPA10NB 1000 CI	DU8718	1992		
22	1433956	D3052	Heat Pump #29 [PB #29]	3.5 TON	Granite Hill Elementary School / Portable Classroom #29	Portable Building 29 Exterior	Bard Manufacturing Company	WH421-A10UK4XXX	126J991369366-02	1992		
23	1433963	D3052	Packaged Unit (RTU)	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12164HWM9H	2012		
24	1433901	D3052	Packaged Unit (RTU) [KITCHEN]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCC3048A4075AB	9024NH59H	2009		
25	1434035	D3052	Packaged Unit (RTU) [LIB]	10 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	YHC120E4RMA0HD0C000000000	121612775L	2012		
26	1433996	D3052	Packaged Unit (RTU) [MPR-2]	10 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	YHC120E4RMA0HD0C000000000	121612737L	2012		
27	1433918	D3052	Packaged Unit (RTU) [N-MPR]	10 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	YHC120E4RMA0HD0C000000000	121612765L	2012		
28	1433974	D3052	Packaged Unit (RTU) [NW-ACT]	2 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCY4024A1064AB	121312213L	2012		
29	1433878	D3052	Packaged Unit (RTU) [OFFICE]	10 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	YHC120E4RMA0HDCCO000000000	121612785L	2012		
30	1434004	D3052	Packaged Unit (RTU) [RM-1]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12165GRY9H	2012		
31	1434003	D3052	Packaged Unit (RTU) [RM-10]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12112J99H	2012		
32	1433886	D3052	Packaged Unit (RTU) [RM-11]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12165GPB9H	2012		
33	1434027	D3052	Packaged Unit (RTU) [RM-12]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12171HDX9H	2012		
34	1434051	D3052	Packaged Unit (RTU) [RM-13]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12171HDX9H	2012		
35	1433875	D3052	Packaged Unit (RTU) [RM-14]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12171HDB9H	2012		
36	1434020	D3052	Packaged Unit (RTU) [RM-15]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12165GP99H	2012		
37	1433895	D3052	Packaged Unit (RTU) [RM-16]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12162JLK9H	2012		
38	1434073	D3052	Packaged Unit (RTU) [RM-17]	5 TON	Granite Hill Elementary School / Classrooms #17-19	Classrooms 17 Roof	Trane	4WCZ6060A1000BA	12152JEY9H	2012		
39	1433887	D3052	Packaged Unit (RTU) [RM-18]	5 TON	Granite Hill Elementary School / Classrooms #17-19	Classrooms 18 Roof	Trane	4WCZ6060A1000BA	12085JG9H	2012		
40	1434040	D3052	Packaged Unit (RTU) [RM-19]	5 TON	Granite Hill Elementary School / Classrooms #17-19	Classrooms 19 Roof	Trane	4WCZ6060A1000BA	12085JMF9H	2012		
41	1433985	D3052	Packaged Unit (RTU) [RM-2]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12162JLP9H	2012		
42	1433969	D3052	Packaged Unit (RTU) [RM-20]	5 TON	Granite Hill Elementary School / Classrooms #20-22	Classrooms 20 Roof	Trane	4WCZ6060A1000BA	12152JE19H	2012		
43	1433899	D3052	Packaged Unit (RTU) [RM-21]	5 TON	Granite Hill Elementary School / Classrooms #20-22	Classrooms 21 Roof	Trane	4WCZ6060A1000BA	12085JNX9H	2012		
44	1434013	D3052	Packaged Unit (RTU) [RM-22]	5 TON	Granite Hill Elementary School / Classrooms #20-22	Classrooms 22 Roof	Trane	4WCZ6060A1000BA	120712602L	2012		
45	1433993	D3052	Packaged Unit (RTU) [RM-3]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12164HWJ9H	2012		
46	1433977	D3052	Packaged Unit (RTU) [RM-4]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12165GRU9H	2012		
47	1434017	D3052	Packaged Unit (RTU) [RM-5]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12164HVVP9H	2012		
48	1434062	D3052	Packaged Unit (RTU) [RM-6]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12162JLM9H	2012		
49	1434079	D3052	Packaged Unit (RTU) [RM-7]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	11274G859H	2012		
50	1433987	D3052	Packaged Unit (RTU) [RM-8]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12163JKN9H	2012		
51	1433897	D3052	Packaged Unit (RTU) [RM-9]	4 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4096CA	12165GR19H	2012		
52	1433960	D3052	Packaged Unit (RTU) [SE-ACT]	2 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCY4024A1064AB	121611261L	2012		
53	1433921	D3052	Packaged Unit (RTU) [SW-ACT]	2 TON	Granite Hill Elementary School / Main Building	Main Building Roof	Trane	4YCY4024A1064AB	121710675L	2012		

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1433973	D4031	Fire Extinguisher		Granite Hill Elementary School / Portable Classroom #30	Portable Building 30				2015		
2	1433890	D4031	Fire Extinguisher		Granite Hill Elementary School / Classrooms #17-19	Classrooms 17-19				1992		3
3	1447505	D4031	Fire Extinguisher		Granite Hill Elementary School / Portable Classroom #24	Portable Building #24				2015		
4	1434000	D4031	Fire Extinguisher		Granite Hill Elementary School / Main Building	Main Building				2014		25
5	1447520	D4031	Fire Extinguisher		Granite Hill Elementary School / Portable Classroom #25	Portable Building #25				2015		
6	1447566	D4031	Fire Extinguisher		Granite Hill Elementary School / Portable Classroom #28	Portable Building #28				2015		
7	1447439	D4031	Fire Extinguisher		Granite Hill Elementary School / Classrooms #20-22	Classrooms 20-22				1992		3
8	1447535	D4031	Fire Extinguisher		Granite Hill Elementary School / Portable Classroom #26	Portable Building #26				2015		
9	1434078	D4031	Fire Extinguisher		Granite Hill Elementary School / Portable Classroom #27	Portable Building #27				2015		
10	1434059	D4031	Fire Extinguisher		Granite Hill Elementary School / Portable Classroom #23	Portable Building #23				2015		
11	1447596	D4031	Fire Extinguisher		Granite Hill Elementary School / Portable Classroom #29	Portable Building #29				2015		
12	1434039	D4031	Fire Extinguisher		Granite Hill Elementary School / Main Building	Main Building Kitchen				2015		

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434085	D5012	Building/Main Switchboard	800 AMP	Granite Hill Elementary School / Main Building	Main Building electrical room	General Electric	179-21374-N1		1992		
2	1433978	D5012	Main Distribution Panel [DSB-1]	400 AMP	Granite Hill Elementary School / Site	Site	General Electric			1992		
3	1433903	D5012	Main Distribution Panel [DSB-2]	400 AMP	Granite Hill Elementary School / Site	Site	General Electric	179-44782-N2		1992		
4	1433998	D5012	Main Distribution Panel-225 AMP [Panel HA]	225 AMP	Granite Hill Elementary School / Main Building	Main Building	GE			1992		
5	1433929	D5012	Main Distribution Panel-225 AMP [Panel HB]	225 AMP	Granite Hill Elementary School / Main Building	Main Building Electrical Room	GE	AEF3242BTX		1992		
6	1433940	D5012	Main Distribution Panel-225 AMP [Panel HC]	225 AMP	Granite Hill Elementary School / Main Building	Main Building	GE	AEF34228TX	AXS5	1992		
7	1434012	D5012	Main Distribution Panel-225 AMP [Panel HD]	225 AMP	Granite Hill Elementary School / Main Building	Main Building Electrical Room	GE	No tag/plate found	No tag/plate found	1992		
8	1433981	D5012	Main Distribution Panel-225 AMP [Panel LB]	225 AMP	Granite Hill Elementary School / Main Building	Main Building Electrical Room	GE	No tag/plate found	No tag/plate found	1992		
9	1434006	D5012	Main Distribution Panel-225 AMP [Panel LC]	225 AMP	Granite Hill Elementary School / Main Building	Main Building	GE	AQF1422AT		1992		
10	1434008	D5012	Main Distribution Panel-225 AMP [Panel LD]	225 AMP	Granite Hill Elementary School / Main Building	Main Building Electrical Room	GE	AQF3422ATX	AXS5	1992		
11	1433874	D5012	Secondary Transformer [TRANSFORMER T-1]	45 kVA	Granite Hill Elementary School / Main Building	Main Building Roof	MGM Transformer Company	No tag/plate found	No tag/plate found	1992		
12	1433941	D5012	Secondary Transformer [TRANSFORMER T-2]	45 kVA	Granite Hill Elementary School / Main Building	Main Building Roof	MGM Transformer Company	No tag/plate found	No tag/plate found	1992		
13	1434060	D5012	Secondary Transformer [TRANSFORMER T-3]	45 kVA	Granite Hill Elementary School / Main Building	Main Building Roof	MGM Transformer Company	No tag/plate found	No tag/plate found	1992		
14	1434046	D5012	Secondary Transformer [TRANSFORMER T-5]	45 kVA	Granite Hill Elementary School / Site	Site	MGM Transformer Company	No tag/plate found	No tag/plate found	1992		
15	1433889	D5012	Secondary Transformer [TRANSFORMER T-6]	45 kVA	Granite Hill Elementary School / Site	Site	MGM Transformer Company	No tag/plate found	No tag/plate found	1992		
16	1447600	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Portable Classroom #29	Portable Building #29 Exterior				1992		
17	1434090	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Portable Classroom #27	Portable Building #27 Exterior				1992		
18	1447519	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Portable Classroom #25	Portable Building #25 Exterior				1992		
19	1447569	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Portable Classroom #28	Portable Building #28 Exterior				1992		
20	1447534	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Portable Classroom #26	Portable Building #26 Exterior				1992		
21	1434050	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Portable Classroom #23	Portable Building #23 Exterior				1992		
22	1434070	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Classrooms #17-19	Classrooms 17-19				1992		6
23	1433926	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Main Building	Main Building Exterior				2002		20
24	1447504	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Portable Classroom #24	Portable Building #24 Exterior				1992		
25	1433982	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Portable Classroom #30	Portable Building 30 Exterior				2006		
26	1447445	D5022	Light Fixture	100 WATT	Granite Hill Elementary School / Classrooms #20-22	Classrooms 20-22				1992		6
27	1433947	D5022	Light Fixture	150 WATT	Granite Hill Elementary School / Site Restrooms	Site Restrooms Exterior				1992		4
28	1433968	D5022	Light Fixture	250 WATT	Granite Hill Elementary School / Site	Site				2010		10
29	1434037	D5037	Annunciator Alarm Panel		Granite Hill Elementary School / Main Building	Main Building Office				1992		
30	1434022	D5037	Fire Alarm Control Panel		Granite Hill Elementary School / Main Building	Main Building electrical room	Honeywell	5820L		2012		
31	1434075	D5092	Exit Sign Light Fixture		Granite Hill Elementary School / Main Building	Main Building				1992		19
32	1433991	D5092	Uninterruptible Power Supply (UPS)		Granite Hill Elementary School / Main Building	Main Building electrical room		6-E-3-S-BD2006-M-Z	90400L1-6	2015		

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434015	E1093	Commercial 6 LF	6 LF	Granite Hill Elementary School / Main Building	Main Building Kitchen	CaptiveAire Systems	Inaccessible	Inaccessible	1992		
2	1433858	E1093	Commercial Convection Oven, Double		Granite Hill Elementary School / Main Building	Main Building Kitchen	Blodgett	Inaccessible	Inaccessible	1992		
3	1434082	E1093	Commercial Dairy Cooler/Wells		Granite Hill Elementary School / Main Building	Main Building Kitchen	True Manufacturing Co	TMC-58	5317211	2011		
4	1434043	E1093	Commercial Food Warmer		Granite Hill Elementary School / Main Building	Main Building Kitchen	Cres Cor	Inaccessible	Inaccessible	1992		
5	1433992	E1093	Commercial Freezer, 2-Door Reach-In		Granite Hill Elementary School / Main Building	Main Building Kitchen	True Manufacturing Co	T-49F	1-2485121	1992		
6	1434026	E1093	Commercial Garbage Disposal, 1 to 3 HP		Granite Hill Elementary School / Main Building	Main Building Kitchen	Doerr	R605632A903	B-10911	2010		
7	1433877	E1093	Commercial Refrigerator, 2-Door Reach-In		Granite Hill Elementary School / Main Building	Main Building Kitchen	True Manufacturing Co	T-49	609043	1992		

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1431746	G4021	Site Pole Light	200 WATT	Granite Hill Elementary School / Site	Site						2