



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC Architects
JURUPA UNIFIED SCHOOL DISTRICT
3546 Concours Street
Ontario, California 91764



INA ARBUCKLE ELEMENTARY SCHOOL
3600 Packard Street
Jurupa Valley, CA 92509

PREPARED BY:

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EMG PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

October 3, 2019



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	3600 Packard Street, Jurupa Valley, CA 92509
Site Developed	1956 Renovated 2018
Property Type	Elementary School
Current Occupants	1300
Building Area	88,000 SF
Number of Buildings	8
Date(s) of Visit	10/3/2019
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	Mark Surdam
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)
Building A-B	Administration, Library & Cafeteria	2018	8504
Building C	Classrooms	2018	4180
Building D	Classrooms	2018	3790
Building E	Classrooms	2018	3790
Building F	Classrooms	2018	3790

Building Summary

Building	Use	Constructed	Area(SF)
Building G	Classrooms	2018	3790
Building H	Classrooms	2018	7183
Portable P21	Classrooms	Unknown	882
Portable P22	Classrooms	Unknown	882
Portable P23	Classrooms	Unknown	882
Portable P24	Classrooms	Unknown	882
Portable P25	Classrooms	Unknown	882
Portable P26	Classrooms	Unknown	882
Portable P27	Classrooms	Unknown	882
Portable P28	Classrooms	Unknown	882
Portable P29	Classrooms	Unknown	882
Portable P30	Classrooms	Unknown	882
Portable P31	Classrooms	Unknown	882
Portable P32	Classrooms	Unknown	882
Portable P33	Classrooms	Unknown	882
Portable P34	Classrooms	Unknown	1253
Portable P35	Classrooms	Unknown	1253
Portable P36	Classrooms	Unknown	1253
Portable P37	Classrooms	Unknown	882
Portable P38	Classrooms	Unknown	882
Portable P39	Classrooms	Unknown	882
Portable P40	Classrooms	Unknown	882
Portable P41	Classrooms	Unknown	882
Portable Restrooms	Classrooms	Unknown	600
TOTAL			55,262

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 with the exception of the roof and RTUs due to safety concerns related to roof slope, slick type of coating and moisture.

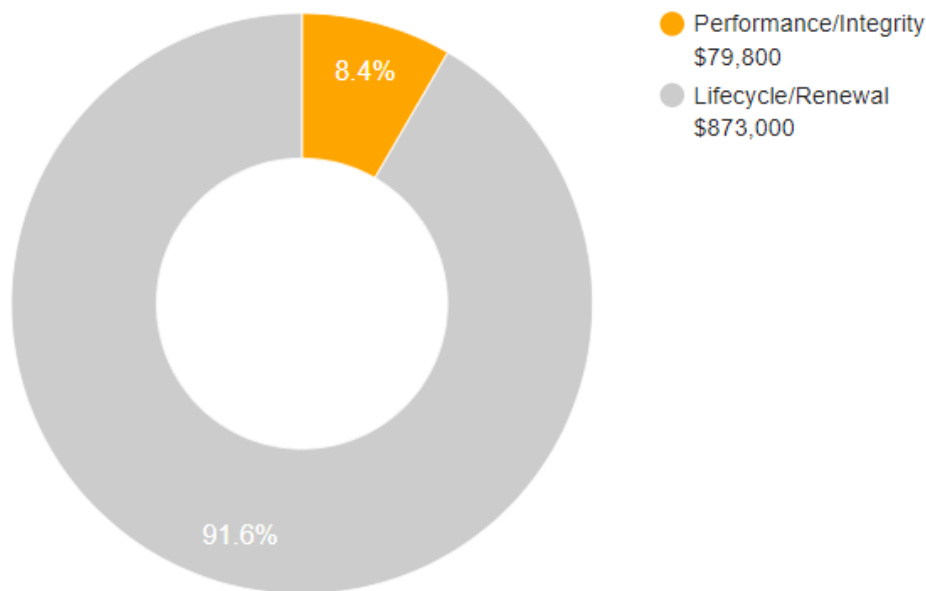
Plan Types

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: \$952,800

Campus Findings and Deficiencies

Historical Summary

Ina Arbuckle Elementary School was originally constructed in the mid 1950s. The buildings on the site were all completely remodeled, and one new administration building added in 2018.

Architectural

The original buildings were completely renovated at the time of Building H construction, including the exterior and interior finishes, all fixtures as well as complete roof, door and window replacements. 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)

Most MEPF systems and components are less than year old and appear well-maintained. Some HVAC and plumbing components such as RTUs and terminal units have required isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in good working condition with few expenditures anticipated in the short term.

Site

The parking lots and sidewalks have been repaved and sectionally replaced as-needed over the years. The exterior sports courts and open asphalt walk ways are in fair to poor condition and require resurfacing in some places. One larger playground structure was set on fire and vandalized therefore needing immediate replacement as well as the surrounding rubber ground surface.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description	
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
Building A-B (2018)	\$450	8,504	\$3,826,800	0.0%	0.0%	0.0%	2.3%
Building C (2018)	\$450	4,180	\$1,881,000	0.0%	0.0%	0.0%	3.3%
Building D (2018)	\$450	3,790	\$1,705,500	0.0%	0.0%	0.0%	3.8%
Building E (2018)	\$450	3,790	\$1,705,500	0.0%	0.0%	0.0%	3.8%
Building F (2018)	\$450	3,790	\$1,705,500	0.0%	0.0%	0.0%	4.0%
Building G (2018)	\$450	3,790	\$1,705,500	0.0%	0.0%	0.0%	3.7%
Building H (2018)	\$450	7,183	\$3,232,350	0.0%	0.0%	0.0%	1.5%
Portable P21	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P22	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P23	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P24	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P25	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%

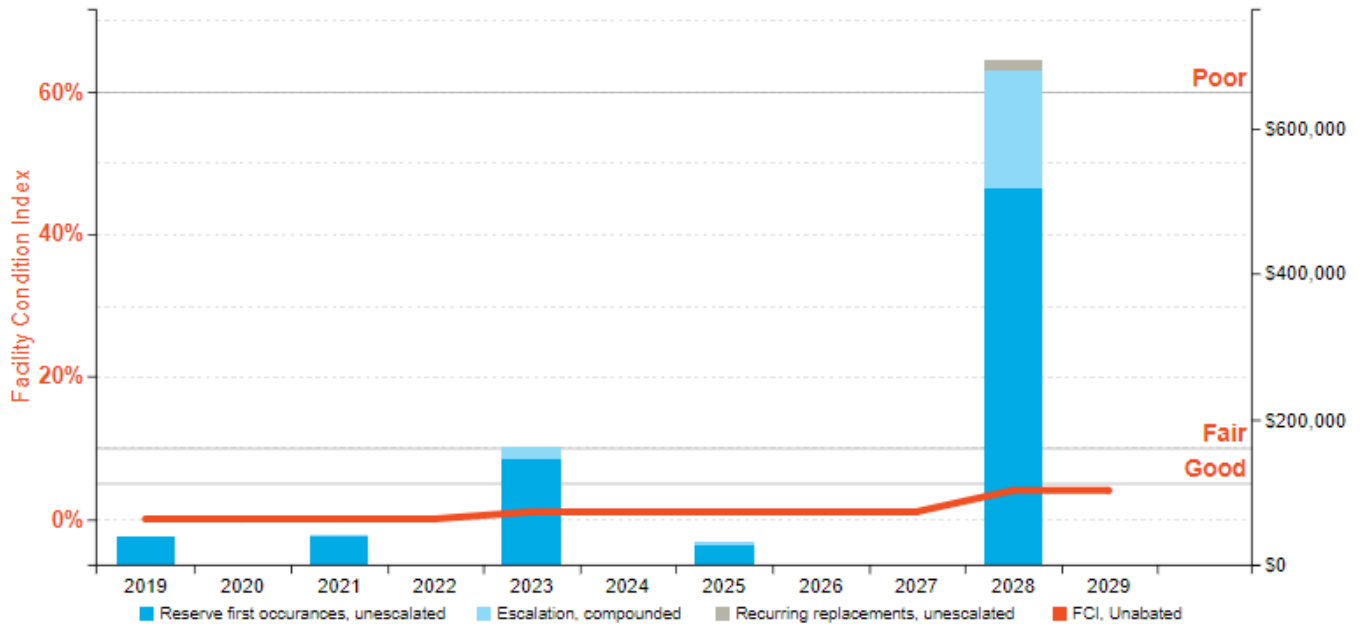
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Portable P26	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P27	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P28	\$175	882	\$154,350	0.0%	0.0%	4.6%	13.1%
Portable P29	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P30	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P31	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P32	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P33	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P34	\$175	1,253	\$219,275	0.0%	0.0%	3.3%	11.1%
Portable P35	\$175	1,253	\$219,275	0.0%	0.0%	3.3%	11.1%
Portable P36	\$175	1,253	\$219,275	0.0%	0.0%	3.3%	11.1%
Portable P37	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P38	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P39	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P40	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable P41	\$175	882	\$154,350	0.0%	0.0%	4.6%	12.4%
Portable Restrooms	\$175	600	\$105,000	0.0%	0.0%	0.0%	3.0%

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Ina Aruckle Elementary School

Replacement Value: \$ 24,867,900; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Ina Aruckle Elementary School	1	\$38,745
Total	1	\$38,745

Ina Aruckle Elementary School Detail

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1465677	Ina Aruckle Elementary School / Site	Site	G2047	Play Structure, Large, Replace	Failed	Performance/Integrity	\$38,745
Total (1 items)							\$38,745

Key Findings



Parking Lots in Poor condition.

Asphalt Pavement
Site

Uniformat Code: G2022
Recommendation: **Cut & Patch in 2021**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$38,700

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Significant amount of damage and wear. - AssetCALC ID: 1465680



Play Structure in Failed condition.

Large
Site

Uniformat Code: G2047
Recommendation: **Replace in 2019**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$38,700

\$\$\$\$

The play set is not in use due to vandalism. It was set on fire. - AssetCALC ID: 1465677

System Expenditure Forecast

System	Immediate	Short Term (3 yr.)	Near Term (5 yr.)	Med Term (10 yr.)	Long Term (20 yr.)	TOTAL
Structure	-	-	-	\$4,100	\$5,500	\$9,600
Facade	-	-	-	\$162,000	\$757,800	\$919,800
Roofing	-	-	-	\$65,500	\$685,500	\$751,000
Interiors	-	-	-	\$419,200	\$707,800	\$1,127,000
Plumbing	-	-	-	\$14,300	\$73,000	\$87,300
HVAC	-	-	\$146,500	\$6,400	\$861,000	\$1,013,900
Electrical	-	-	-	\$2,900	\$587,700	\$590,600
Fire Alarm & Comm	-	-	-	-	\$174,800	\$174,800
Equipment/Special	-	-	-	\$32,800	\$18,400	\$51,200
Site Development	\$38,700	-	-	-	\$337,400	\$376,100
Pavement	-	\$41,100	\$16,800	\$19,500	\$48,800	\$126,200
TOTALS	\$38,700	\$41,100	\$163,300	\$726,700	\$4,257,700	\$5,227,500

1. Building A-B Systems Summary



Building A-B: Systems Summary

Address	3600 Packard Street, Jurupa Valley, CA 92509	
Constructed/Renovated	1956/ 2018	
Building Size	8,504 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood and steel frame structure on concrete slab with concrete-topped metal decks	Good
Façade	Stucco with aluminum windows Dry stacked stone	Good
Roof	Primary: Gable construction with built-up finish	Good
Interiors	Walls: Painted gypsum board & CMU, painted Floors: Carpet, VCT & ceramic tile Ceilings: Suspended ACT	Good
Elevators	None	Good
Plumbing	Copper supply and cast iron waste & venting Electric domestic water heaters. Toilets, urinals, and sinks in all restrooms	Good

Building A-B: Systems Summary		
HVAC	Individual package	Good
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel Fed from A building with copper wiring Interior Lighting: T-8, T-12, CFL	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	No Issues	
Key Issues and Findings	No Issues	

See Appendix D for the Component Condition Table.

2. Building C,D,E,F & G Systems Summary



Building C, D, E, F & G: Systems Summary

Address	3600 Packard Street, Jurupa Valley, CA 92509	
Constructed/Renovated	1956/ 2018	
Building Size	C: 4,180 SF D: 3,790 SF E: 3,790 SF F: 3,790 SF G: 3,790 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood and steel frame structure on concrete slab with concrete-topped metal decks	Good
Façade	Stucco with aluminum windows Dry stacked stone	Good
Roof	Primary: Gable construction with built-up finish	Good
Interiors	Walls: Painted gypsum board & CMU, painted Floors: Carpet, VCT & ceramic tile Ceilings: Suspended ACT	Good
Elevators	None	Good

Building C, D, E, F & G: Systems Summary

Plumbing	Copper supply and cast iron waste & venting Electric domestic water heaters. Toilets, urinals, and sinks in all restrooms	Good
HVAC	Individual package	Good
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel Fed from A building with copper wiring Interior Lighting: T-8, T-12, CFL	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	No Issues	
Key Issues and Findings	No Issues	

See Appendix D for the Component Condition Table.

3. Building H Systems Summary



Building H: Systems Summary

Address	3600 Packard Street, Jurupa Valley, CA 92509	
Constructed/Renovated	2018	
Building Size	9,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood and steel frame structure on concrete slab with concrete-topped metal decks	Good
Façade	Stucco with aluminum windows Dry stacked stone	Good
Roof	Primary: Gable construction with built-up finish	Good
Interiors	Walls: Painted gypsum board & CMU, painted Floors: Carpet, VCT & ceramic tile Ceilings: Suspended ACT	Good
Elevators	None	Good
Plumbing	Copper supply and cast iron waste & venting Electric domestic water heaters. Toilets, urinals, and sinks in all restrooms	Good

Building H: Systems Summary		
HVAC	Individual package	Good
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel Fed from A building with copper wiring Interior Lighting: T-8, T-12, CFL	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	No Issues	
Key Issues and Findings	No Issues	

See Appendix D for the Component Condition Table.

4. Portable Classrooms Systems Summary



Portable Classrooms: Systems Summary		
Address	8700 Galena Street, Jurupa Valley, CA 92509	
Constructed/Renovated	1975/ 2018	
Building Size	P21-P33: 882 SF P34-P36: 1,253 SF P37-P41: 882 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with coated metal finish	Fair
Interiors	Walls: vinyl , painted Floors: Carpet Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair

Portable Classrooms: Systems Summary

HVAC	Individual package through wall	Fair
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel fed from site with copper wiring Interior Lighting: T-8, T-12	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Key Issues and Findings	Some of the HVAC units appear to be close to end of life expectancy. The nameplate data was not visible.	

See Appendix D for the Component Condition Table.

5. Site Summary



Site Information		
System	Description	Condition
Lot Size	8.30 acres (estimated)	
Parking Spaces	59 total; 2 accessible (included in total above)	
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage, chain link temporary fencing, iron tube fencing, CMU dumpster enclosures Playgrounds and sports courts, and site lights Limited park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	No significant landscaping features Irrigation not present No retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	Playground equipment	Fair
Key Issues and Findings	Heavy asphalt wear, severe alligator cracking and potholes in asphalt walk ways and sport court areas	

See Appendix D for the Component Condition Table.

6. 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 1956. The facility was significantly renovated in 2018. Complaints about accessibility issues have not been received by the property management. The property does not have pending litigation related to existing barriers or previously removed barriers.

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

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

Building AB, C, D, E, F, G & H: 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"/>

Portable Classroom 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"/>

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 door knobs 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 door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

Reference Guide

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

7. 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.

8. 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.

9. 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 Ina Ar buckle Elementary School, 3600 Packard Street, Jurupa Valley, CA 92509, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.


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

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

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

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

Prepared by: Jennifer Medley,
Project Manager

Reviewed by: 
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Technical Report Reviewer for
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10. Appendices

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

Appendix A: Photographic Record



#1	SCHOOL ENTRANCE
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#2	FRONT ELEVATION
----	-----------------



#3	RIGHT ELEVATION
----	-----------------



#4	LEFT ELEVATION BLDG B
----	-----------------------



#5	ADA RAMP
----	----------



#6	REAR ELEVATION BLDG B
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#7	REAR ELEVATION 2
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#8	LIBRARY INTERIOR
----	------------------



#9	RIGHT ELEVATION 2
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#10	RIGHT ELEVATION 3
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#11	PLAY AREA
-----	-----------



#12	PLAY AREA
-----	-----------



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



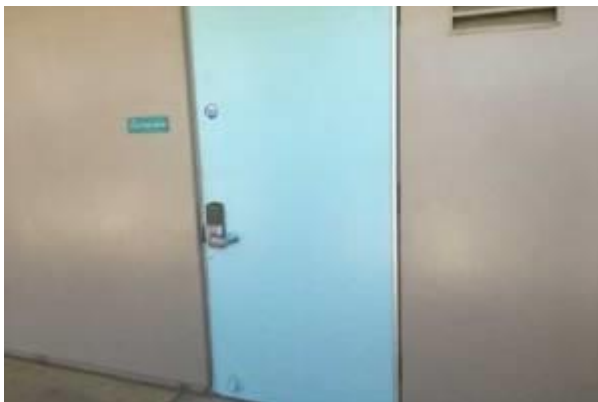
#14	EXTERIOR STAIR/RAMP RAILS, WOOD, REFINISH
-----	---



#15	EXTERIOR WALL, STONE VENEER
-----	-----------------------------



#16	EXTERIOR DOOR, ALUMINUM-FRAMED FULLY-GLAZED
-----	---



#17	EXTERIOR DOOR, STEEL
-----	----------------------



#18	GUTTERS & DOWNSPOUTS, ALUMINUM W/ FITTINGS
-----	--



#19	INTERIOR WALL CONSTRUCTION, FIBERGLASS PANEL
-----	--



#20	INTERIOR WALL FINISH, PLATE GLASS
-----	-----------------------------------



#21	INTERIOR FLOOR FINISH, CARPET COMMERCIAL TILE
-----	---



#22	INTERIOR FLOOR FINISH, CARPET COMMERCIAL TILE
-----	---



#23	INTERIOR CEILING FINISH
-----	-------------------------



#24	INTERIOR CEILING FINISH
-----	-------------------------



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



#26	WATER FOUNTAINS
-----	-----------------



#27	HVAC WALL UNIT
-----	----------------



#28	SECONDARY TRANSFORMER
-----	-----------------------



#29	MAIN DISTRIBUTION PANEL
-----	-------------------------



#30	BUILDING/MAIN SWITCHBOARD
-----	---------------------------



#31	LIGHT FIXTURE
-----	---------------



#32	LIGHTING SYSTEM, INTERIOR
-----	---------------------------



#33	LIGHTING SYSTEM, INTERIOR
-----	---------------------------



#34	FIRE ALARM CONTROL PANEL
-----	--------------------------



#35	PARKING LOTS, ASPHALT PAVEMENT
-----	--------------------------------



#36	PARKING LOTS, CONCRETE PAVEMENT
-----	---------------------------------



#37	PARKING LOTS, ASPHALT PAVEMENT
-----	--------------------------------



#38	PEDESTRIAN PAVEMENT, SIDEWALK
-----	-------------------------------



#39	FENCES & GATES
-----	----------------



#40	FENCES & GATES
-----	----------------



#41	SITE FURNISHINGS
-----	------------------



#42	SITE FURNISHINGS
-----	------------------



#43	SITE FURNISHINGS
-----	------------------



#44	PLAY SURFACES
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#45	PLAY SURFACES
-----	---------------



#46	PLAY SURFACES
-----	---------------



#47	PLAY STRUCTURE
-----	----------------



#48	PLAY STRUCTURE
-----	----------------



#49	CAFETERIA ENTRY
-----	-----------------



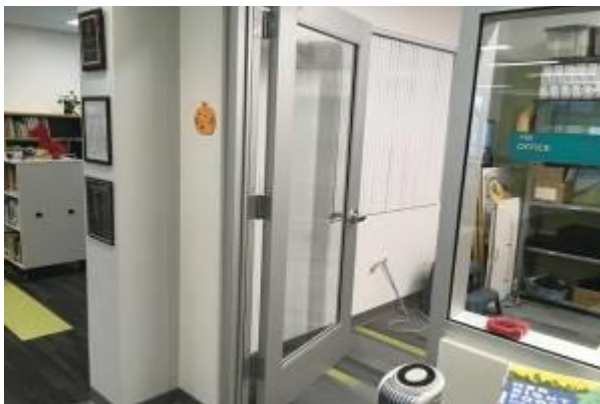
#50	WALL FINISH
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#51	LIBRARY
-----	---------



#52	LIBRARY
-----	---------



#53	OFFICE
-----	--------



#54	KITCHEN
-----	---------

Appendix B: Site and Floor Plans

Aerial Site Plan



SOURCE:

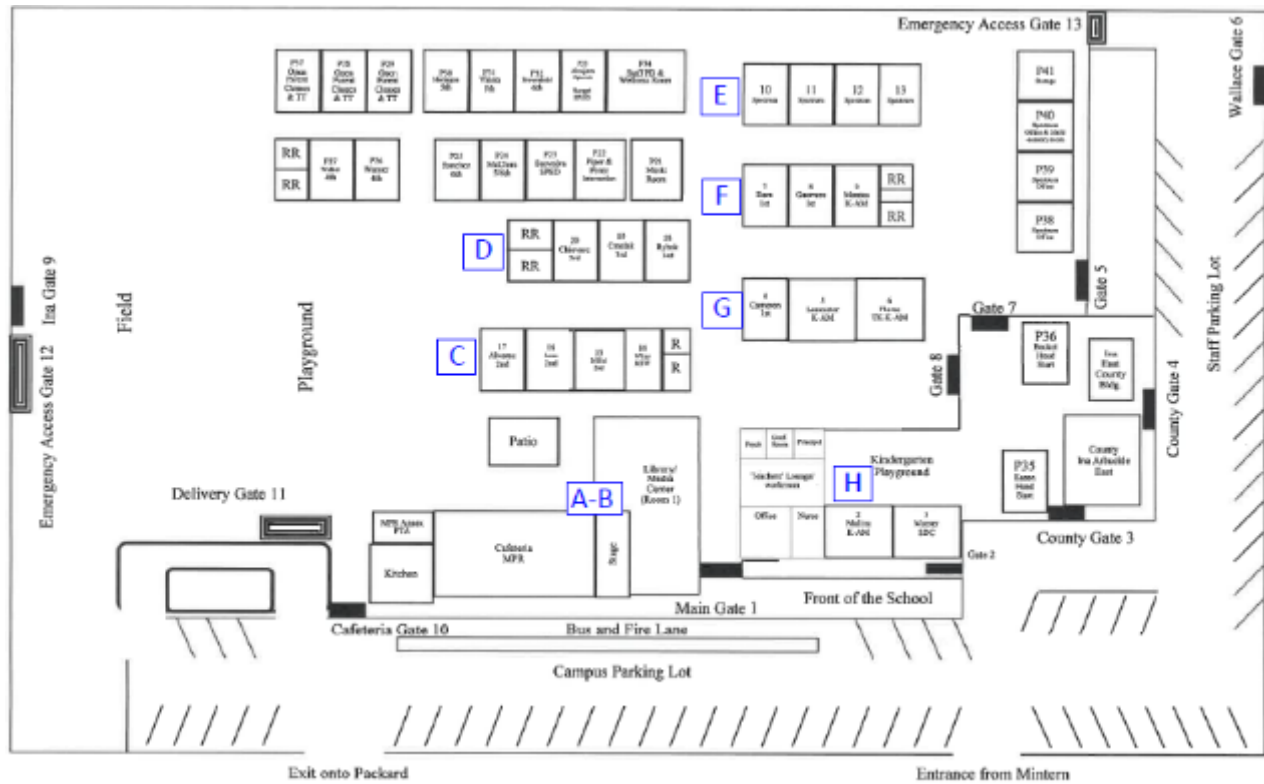
Google Maps: Imagery ©2018 Google, Map data ©2019 Google



ON-SITE DATE:

October 3, 2019

Site Plan



SOURCE:

Jurupa Middle School – Admin to Principal



ON-SITE DATE:

October 3, 2019

Appendix C: Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT RECEIVED**

Appendix D: Component Condition Report

Component Condition Report

Ina Arbuckle Elementary School / Building A-B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Concrete Cast-in-Place, 1-2 Stories	3,000 SF	49	1465652
B2011	Building Exterior	Good	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	3,000 SF	9	1465657
B2011	Building Exterior	Good	Exterior Wall, Stone, 1-2 Stories	5,000 SF	49	1465664
B2021	Building Exterior	Good	Window, 24 SF	6	29	1465662
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	8	29	1465650
B2032	Building Exterior	Good	Exterior Door, Steel	9	39	1465659
Roofing						
B3011	Roof	Good	Roof, Single-Ply TPO/PVC Membrane	8,500 SF	19	1578631
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Gypsum Board/Plaster	3,000 SF	49	1465661
C1017	Building Interior	Good	Interior Window, 12 SF	2	39	1465654
C1021	Building exterior	Good	Interior Door, Aluminum-Framed Fully-Glazed	1	39	1465653
C1021	Kitchen	Good	Interior Door, Steel	7	39	1465426
C1021	Building Interior	Good	Interior Door, Steel	1	39	1465665
C3012	Building Interior	Good	Interior Wall Finish, Plate Glass	50 SF	39	1465651
C3012	Cafeteria/Gym	Good	Interior Wall Finish, Fabric	2,000 SF	14	1465415
C3024	Throughout building	Good	Interior Floor Finish, Vinyl Tile (VCT)	5,600 SF	14	1465416
C3024	Building Interior	Good	Interior Floor Finish, Ceramic Tile	50 SF	39	1465647
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	3,000 SF	9	1465655
C3031	Building Interior	Good	Interior Ceiling Finish, Gypsum Board/Plaster	500 SF	49	1465644
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,504 SF	24	1465422
Plumbing						
D2014	Kitchen	Good	Trough Style Sink, Solid Surface, Vandalism Resistant [0]	2	29	1465427
D2018	Building Interior	Good	Drinking Fountain, Interior	2	14	1465656
HVAC						
D3051	Kitchen	Good	Air Conditioner, 1 TON	1	9	1465424
D3051	Kitchen	Good	Air Conditioner, 1 TON	1	9	1465429

Ina Arbuckle Elementary School / Building A-B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof - B	Good	Packaged Unit (RTU), 4 TON [AC-2.1]	1	19	1547649
D3052	Roof B	Good	Packaged Unit (RTU), 2 TON [SAC-2.2]	1	19	1550562
D3052	Roof - B	Good	Packaged Unit (RTU), 3 TON [AC-1.2]	1	19	1547645
D3052	Roof B	Good	Packaged Unit (RTU), 2 TON [SAC-2.1]	1	19	1550558
D3052	Roof - B	Good	Packaged Unit (RTU), 5 TON [AC-1.1]	1	19	1547651
D3052	Roof - B	Good	Packaged Unit (RTU), 3 TON [AC-1.3]	1	19	1547647

Electrical

D5012	Electrical room	Good	Secondary Transformer, 112.5 kVA	1	29	1465658
D5012	Electrical room	Good	Main Distribution Panel, 400 AMP	1	29	1465648
D5022	Building exterior	Good	Light Fixture, 50 WATT	5	19	1465663
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures [0]	8,504 SF	19	1465414
D5092	Building Interior	Good	Exit Sign Light Fixture, LED	7	9	1465645

Fire Alarm & Comm

D5037	Kitchen	Good	Fire Alarm System, Basic/Zoned, Upgrade/Install [0]	8,504 SF	19	1465417
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Equipment/Special

E1093	Kitchen	Good	Commercial Kitchen, Range/Oven, 4-Burner [0]	1	6	1465428
E1093	Kitchen	Good	Commercial Kitchen, Convection Oven, Double [0]	1	9	1465421
E1093	Kitchen	Good	Commercial Kitchen, Food Warmer [0]	1	6	1465418
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In [0]	1	6	1465419
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells [0]	1	6	1465413

Ina Arbuckle Elementary School / Building C

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	7,400 SF	9	1519557
B2021	Building Exterior	Good	Window, 24 SF	13	29	1519543
B2021	Building Exterior	Good	Window, 12 SF	1	29	1519559
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	3	29	1519544
B2032	Building Exterior	Good	Exterior Door, Steel	5	39	1519545

Ina Arbuckle Elementary School / Building C

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof	Good	Roof, Built-Up	4,180 SF	24	1519563
Interiors						
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	19	1519561
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	5,400 SF	9	1519558
C3012	Classrooms	Good	Interior Wall Finish, Vinyl	500 SF	14	1519551
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	2,000 SF	39	1519562
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	600 SF	39	1519549
C3024		Good	Interior Floor Finish, Vinyl Tile (VCT)	1,100 SF	14	1519546
C3025		Good	Interior Floor Finish, Carpet Commercial Tile	1,400 SF	9	1519542
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,180 SF	24	1519540
Plumbing						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	3	29	1519547
D2012	Restrooms	Good	Urinal, Standard	1	29	1519554
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	29	1519550
D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	29	1519548
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	2	14	1519553
HVAC						
D3052	Roof C	Good	Packaged Unit (RTU), 5 TON [X-702]	1	19	1550565
D3052	Roof C	Good	Packaged Unit (RTU), 3.5 TON [X-605]	1	19	1550564
D3052	Roof C	Good	Packaged Unit (RTU), 5 TON [X-701]	1	19	1550566
D3052	Roof	Good	Packaged Unit (RTU), 3 TON	3	11	1519560
Electrical						
D5012	Electrical room	Good	Main Distribution Panel, 200 AMP	1	29	1519552
D5022	Building exterior	Good	Light Fixture, 50 WATT	8	19	1519556
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	4,180 SF	19	1519555
Fire Alarm & Comm						
D5037	Throughout building	Good	Fire Alarm System, Basic/Zoned, Upgrade/Install	4,180 SF	19	1519541

Ina Arbuckle Elementary School / Building D

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	6,400 SF	9	1519533
B2021	Building Exterior	Good	Window, 24 SF	12	29	1519535
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	3	29	1519534
B2032	Building Exterior	Good	Exterior Door, Steel	5	39	1519525
Roofing						
B3011	Roof	Good	Roof, Built-Up	4,180 SF	24	1519539
Interiors						
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	5	19	1519519
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	2,000 SF	39	1519523
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	5,500 SF	9	1519529
C3024	Classrooms	Good	Interior Floor Finish, Ceramic Tile	800 SF	39	1519530
C3024	Classrooms	Good	Interior Floor Finish, Vinyl Tile (VCT)	800 SF	14	1519518
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Tile	2,100 SF	9	1519538
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,790 SF	24	1519528
Plumbing						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	6	29	1519521
D2012	Restrooms	Good	Urinal, Standard	4	29	1519517
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	29	1519531
D2014	Utility closet	Good	Service Sink, Wall-Hung	1	34	1519524
D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	29	1519522
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	2	14	1519532
HVAC						
D3052	Roof D	Good	Packaged Unit (RTU), 5 TON [X-703]	1	19	1550561
D3052	Roof D	Good	Packaged Unit (RTU), 5 TON [X-704]	1	19	1550573
D3052	Building exterior	Good	Packaged Unit (RTU), 3 TON	3	16	1519526
Electrical						
D5012	Electrical room	Good	Main Distribution Panel, 200 AMP	1	29	1519536
D5022	Building exterior	Good	Light Fixture, 50 WATT	8	19	1519537

Ina Arbuckle Elementary School / Building D

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	3,790 SF	19	1519520
Fire Alarm & Comm						
D5037	Throughout building	Good	Fire Alarm System, Basic/Zoned, Upgrade/Install	3,790 SF	19	1519527

Ina Arbuckle Elementary School / Building E

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	6,400 SF	9	1578586
B2021	Building Exterior	Good	Window, 24 SF	12	29	1578587
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	3	29	1578588
B2032	Building Exterior	Good	Exterior Door, Steel	5	39	1578589
Roofing						
B3011	Roof	Good	Roof, Built-Up	4,180 SF	24	1578590
Interiors						
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	5	19	1578591
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	2,000 SF	39	1578592
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	5,500 SF	9	1578593
C3024	Classrooms	Good	Interior Floor Finish, Vinyl Tile (VCT)	800 SF	14	1578595
C3024	Classrooms	Good	Interior Floor Finish, Ceramic Tile	800 SF	39	1578594
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Tile	2,100 SF	9	1578596
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,790 SF	24	1578597
Plumbing						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	6	29	1578598
D2012	Restrooms	Good	Urinal, Standard	4	29	1578599
D2014	Utility closet	Good	Service Sink, Wall-Hung	1	34	1578600
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	29	1578601
D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	29	1578602
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	2	14	1578603
HVAC						

Ina Arbuckle Elementary School / Building E

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof E	Good	Packaged Unit (RTU), 5 TON [X-604]	1	19	1550560
D3052	Roof E	Good	Packaged Unit (RTU), 3.5 TON [X-504]	1	19	1550567
D3052	Roof E	Good	Packaged Unit (RTU), 3.5 TON [X-503]	1	19	1550568
D3052	Roof E	Good	Packaged Unit (RTU), 3.5 TON [X-603]	1	19	1550572

Electrical

D5012	Electrical room	Good	Main Distribution Panel, 200 AMP	1	29	1578604
D5022	Building exterior	Good	Light Fixture, 50 WATT	8	19	1578605
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	3,790 SF	19	1578606

Fire Alarm & Comm

D5037	Throughout building	Good	Fire Alarm System, Basic/Zoned, Upgrade/Install	3,790 SF	19	1578607
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Ina Arbuckle Elementary School / Building F

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	6,400 SF	9	1519447
B2021	Building Exterior	Good	Window, 24 SF	12	29	1519450
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	3	29	1519449
B2032	Building Exterior	Good	Exterior Door, Steel	5	39	1519445

Roofing

B3011	Roof	Good	Roof, Built-Up	7,400 SF	24	1519454
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Interiors

C3012	Classrooms	Good	Interior Wall Finish, any surface, Prep & Paint	5,500 SF	9	1519436
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	2,000 SF	39	1519438
C3024	Classrooms	Good	Interior Floor Finish, Vinyl Tile (VCT)	1,200 SF	14	1519453
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Tile	2,500 SF	9	1519437
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,790 SF	24	1519440

Plumbing

D2011	Restrooms	Good	Toilet, Commercial Water Closet	5	29	1519443
D2012	Restrooms	Good	Urinal, Standard	4	29	1519448

Ina Arbuckle Elementary School / Building F

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Utility closet	Good	Service Sink, Wall-Hung	1	34	1519452
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	29	1519444
HVAC						
D3052	Roof F	Good	Packaged Unit (RTU), 3.5 TON [X-502]	1	19	1550563
D3052	Roof F	Good	Packaged Unit (RTU), 3.5 TON [X-501]	1	19	1550574
D3052	Roof	Good	Packaged Unit (RTU), 3 TON	3	16	1519439
D3052	Roof F	Good	Packaged Unit (RTU), 5 TON [X-403]	1	19	1550559
Electrical						
D5012	Electrical room	Good	Main Distribution Panel, 150	1	29	1519451
D5022	Building exterior	Good	Light Fixture, 50 WATT	8	19	1519442
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	3,790 SF	19	1519441
Fire Alarm & Comm						
D5037	Classrooms	Good	Fire Alarm System, Basic/Zoned, Upgrade/Install	3,790 SF	19	1519446

Ina Arbuckle Elementary School / Building G

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	5,400 SF	9	1519428
B2011	Building Exterior	Good	Exterior Wall, Stone, 1-2 Stories	1,500 SF	49	1519424
B2021	Building Exterior	Good	Window, 24 SF	12	29	1519435
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	3	29	1519434
B2032	Building Exterior	Good	Exterior Door, Steel	2	39	1519425
Roofing						
B3011	Roof	Good	Roof, Built-Up	5,400 SF	24	1519431
Interiors						
C3012	Classrooms	Good	Interior Wall Finish, any surface, Prep & Paint	5,400 SF	9	1519430
C3024	Classrooms	Good	Interior Floor Finish, Vinyl Tile (VCT)	1,100 SF	14	1519419
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Tile	2,500 SF	9	1519422
C3032	Classrooms	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,790 SF	24	1519433

Ina Arbuckle Elementary School / Building G

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	2	14	1519429
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	3	16	1519426
D3052	Roof - G	Good	Packaged Unit (RTU), 5 TON [AC-3.2]	1	19	1547650
D3052	Roof - G	Good	Packaged Unit (RTU), 5 TON [AC-3.1]	1	19	1547648
D3052	Roof G	Good	Packaged Unit (RTU), 5 TON [X-301]	1	19	1550570
D3052	Roof G	Good	Packaged Unit (RTU), 5 TON [X-401]	1	19	1550569
D3052	Roof G	Good	Packaged Unit (RTU), 5 TON [X-402]	1	19	1550571
Electrical						
D5012	Electrical room	Good	Main Distribution Panel, 150 AMP	1	29	1519421
D5022	Building exterior	Good	Light Fixture, 50 WATT	9	19	1519432
D5029	Classrooms	Good	Lighting System, Interior, Low Density & Standard Fixtures	3,790 SF	19	1519420
Fire Alarm & Comm						
D5037	Classrooms	Good	Fire Alarm Control Panel, Basic/Zoned	1	14	1519423
D5037	Classrooms	Good	Fire Alarm System, Basic/Zoned, Upgrade/Install	3,790 SF	19	1519427

Ina Arbuckle Elementary School / Building H

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Stone, 1-2 Stories	12,000 SF	49	1547699
B2021	Building Exterior	Good	Window, 24 SF	18	29	1547700
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	6	29	1547693
Roofing						
B3011	Roof	Good	Roof, Single-Ply TPO/PVC Membrane	9,500 SF	19	1578633
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Gypsum Board/Plaster	9,000 SF	49	1547708
C1017	Building Interior	Good	Interior Window, 12 SF	2	39	1547706
C1017	Building Interior	Good	Interior Window, 6 SF	2	39	1547702

Ina Arbuckle Elementary School / Building H

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021		Good	Interior Door, Wood Solid-Core	9	39	1547697
C1021	Building Interior	Good	Interior Door, Wood Solid-Core	1	39	1547711
C3012		Good	Interior Wall Finish, Ceramic Tile	200 SF	39	1547692
C3024		Good	Interior Floor Finish, Vinyl Sheeting	1,500 SF	14	1547701
C3024		Good	Interior Floor Finish, Ceramic Tile	100 SF	39	1547710
C3024		Good	Interior Floor Finish, Vinyl Tile (VCT)	200 SF	14	1547703
C3025		Good	Interior Floor Finish, Carpet Commercial Tile	5,000 SF	9	1547707
C3031	Building Interior	Good	Interior Ceiling Finish, Wood	150 SF	29	1547705
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	9,000 SF	24	1547695

Plumbing

D2011		Good	Toilet, Commercial Water Closet	3	29	1547696
D2014		Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	29	1547712
D2014	Building Interior	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	29	1547698
D2018	Building Interior	Good	Drinking Fountain, Interior	2	14	1547704

HVAC

D3052	Roof - H	Good	Packaged Unit (RTU), 4 TON [AC-2.2]	1	19	1547653
D3052	Roof - H	Good	Packaged Unit (RTU), 5 TON [AC-2.4]	1	19	1547644
D3052	Roof - H	Good	Packaged Unit (RTU), 5 TON [AC-2.5]	1	19	1547646
D3052	Roof - H	Good	Packaged Unit (RTU), 5 TON [AC-2.3]	1	19	1547652

Electrical

D5092	Throughout building	Good	Exit Sign Light Fixture, LED	2	9	1547694
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Fire Alarm & Comm

D5037	Building Interior	Good	Fire Alarm System, Basic/Zoned, Upgrade/Install	9,000 SF	19	1547709
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Ina Arbuckle Elementary School / Portable P21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518838

Facade

Ina Arbuckle Elementary School / Portable P21

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518839
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518837
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578608
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,000 SF	49	1518842
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518841
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518840
HVAC						
D3051	P21	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465799
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518843
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518844

Ina Arbuckle Elementary School / Portable P22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518846
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518847
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518845
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578609
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,000 SF	49	1518850
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518849
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518848
HVAC						
D3051	P22	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465804

Ina Arbuckle Elementary School / Portable P22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518851
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518852

Ina Arbuckle Elementary School / Portable P23

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518854
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518855
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518853
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578610
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518858
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518857
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518856
HVAC						
D3051	P23	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465772
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518859
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518860

Ina Arbuckle Elementary School / Portable P24

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518862
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518863
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518861

Ina Arbuckle Elementary School / Portable P24

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578611
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518866
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518865
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518864
HVAC						
D3051	P24	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465777
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518867
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518868

Ina Arbuckle Elementary School / Portable P25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518870
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518871
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518869
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578612
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518874
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518873
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	24	1518872
HVAC						
D3051	P25	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465784
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518875

Ina Arbuckle Elementary School / Portable P25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518876

Ina Arbuckle Elementary School / Portable P26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518878
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518879
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518877
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578613
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,000 SF	49	1518882
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518881
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518880
HVAC						
D3051	P26	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465776
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518883
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518884

Ina Arbuckle Elementary School / Portable P27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518886
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518887
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518885
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578614

Ina Arbuckle Elementary School / Portable P27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518890
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518889
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518888
HVAC						
D3051	P27	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465778
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518891
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518892

Ina Arbuckle Elementary School / Portable P28

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518894
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518895
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518893
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578615
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518898
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	9	1518897
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518896
HVAC						
D3051	P28	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465789
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518899
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518900

Ina Arbuckle Elementary School / Portable P29

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518902
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518903
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518901
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578616
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518906
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518905
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	24	1518904
HVAC						
D3051	P29	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465786
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518907
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518908

Ina Arbuckle Elementary School / Portable P30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518910
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518911
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518909
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578617
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518914
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518913

Ina Arbuckle Elementary School / Portable P30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518912
HVAC						
D3051	P30	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465797
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518915
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518916

Ina Arbuckle Elementary School / Portable P31

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518918
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518919
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518917
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578618
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518922
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518921
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518920
HVAC						
D3051	P31	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465787
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518923
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518924

Ina Arbuckle Elementary School / Portable P32

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518926

Ina Arbuckle Elementary School / Portable P32

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518927
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518925
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578619
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518930
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518929
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518928
HVAC						
D3051	P32	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465783
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518931
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518932

Ina Arbuckle Elementary School / Portable P33

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518934
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518935
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518933
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578620
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	882 SF	49	1518938
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518937
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518936
HVAC						

Ina Arbuckle Elementary School / Portable P33

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3051	P33	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465785
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518939
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	19	1518940

Ina Arbuckle Elementary School / Portable P34

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518942
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,600 SF	11	1518943
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518941
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,850 SF	9	1578621
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,100 SF	49	1518946
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	1,253 SF	9	1518945
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,253 SF	24	1518944
HVAC						
D3051	P34	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465805
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518947
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	1,253 SF	19	1518948

Ina Arbuckle Elementary School / Portable P35

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518950
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,600 SF	11	1518951

Ina Arbuckle Elementary School / Portable P35

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518949
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,850 SF	9	1578622
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,100 SF	49	1518954
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	1,253 SF	9	1518953
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,253 SF	24	1518952
HVAC						
D3051	P35	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465793
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518955
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	1,253 SF	19	1518956

Ina Arbuckle Elementary School / Portable P36

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518958
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,600 SF	11	1518959
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518957
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,850 SF	9	1578623
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,100 SF	49	1518962
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	1,253 SF	9	1518961
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,253 SF	24	1518960
HVAC						
D3051	P36	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465803
Electrical						

Ina Arbuckle Elementary School / Portable P36

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518963
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	1,253 SF	19	1518964

Ina Arbuckle Elementary School / Portable P37

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518966
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518967
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518965
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578624
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,000 SF	49	1518970
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518969
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518968
HVAC						
D3051	P37	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465782
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518971
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518972

Ina Arbuckle Elementary School / Portable P38

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518974
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518975
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518973
Roofing						

Ina Arbuckle Elementary School / Portable P38

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578625
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,000 SF	49	1518978
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518977
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518976
HVAC						
D3051	P38	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465792
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518979
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518980

Ina Arbuckle Elementary School / Portable P39

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518982
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518983
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518981
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578626
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,000 SF	49	1518986
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518985
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	24	1518984
HVAC						
D3051	P39	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465795
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518987
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518988

Ina Arbuckle Elementary School / Portable P40

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518990
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518991
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518989
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578627
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,000 SF	49	1518994
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1518993
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1518992
HVAC						
D3051	P40	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465788
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1518995
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1518996

Ina Arbuckle Elementary School / Portable P41

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Good	Exterior Stair/Ramp Rails, Wood, Refinish	90 LF	9	1518998
Facade						
B2011	Building Exterior	Good	Exterior Wall, Textured Plywood (T1-11)	1,300 SF	11	1518999
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1518997
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578628
Interiors						
C1011	Throughout building	Good	Interior Wall Construction, Fiberglass Panel	1,000 SF	49	1519002
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	882 SF	9	1519001

Ina Arbuckle Elementary School / Portable P41

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	882 SF	24	1519000
HVAC						
D3051	P41	Fair	Air Conditioner, 2.5 - 5 TON	1	4	1465773
Electrical						
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	19	1519003
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	882 SF	19	1519004

Ina Arbuckle Elementary School / Portable Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	50 SF	9	1465794
Roofing						
B3011	Roof	Good	Roof, Cool Reflective Coating	1,200 SF	9	1578629
Interiors						
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	19	1465791
Plumbing						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	8	29	1465780
D2012	Restrooms	Good	Urinal, Standard	2	29	1465796
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	29	1465801
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	2	14	1465771

Ina Arbuckle Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3016	Roof	Good	Gutters & Downspouts, Aluminum w/ Fittings	200 LF	19	1465685
Plumbing						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	3	6	1465687
Electrical						
D5012		Good	Secondary Transformer, 300 kVA	1	27	1465679
D5012		Good	Main Distribution Panel, 800 AMP	1	29	1465686

Ina Arbuckle Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012		Good	Building/Main Switchboard, 800 AMP	1	38	1465684
D5022		Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	10	19	1465676
Fire Alarm & Comm						
D5037		Good	Fire Alarm Control Panel, Addressable	1	14	1465692
Pavement						
G2022	Site	Good	Parking Lots, Asphalt Pavement, Seal & Stripe	30,000 SF	4	1465673
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Cut & Patch	10,000 SF	0	1465680
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	5,000 SF	41	1465671
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	15,000 SF	41	1465691
G2035	Site	Good	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	3,000 LF	49	1465683
Site Development						
G2041	Site	Good	Fences & Gates, Metal Tube, 6' High	600 LF	39	1465690
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	3,000 LF	39	1465678
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	2	24	1465672
G2045	Site	Good	Site Furnishings, Bike Rack	2	24	1465693
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	10	24	1465675
G2047	Site	Good	Play Surfaces & Sports Courts, Sand, 3" Depth	2,700 SF	19	1465666
G2047	Site	Good	Play Surfaces & Sports Courts, Poured-in-place Rubber	100 SF	19	1465674
G2047	Site	Good	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	30,000 SF	16	1465670
G2047	Site	Good	Play Structure, Small	1	19	1465688
G2047	Site	Failed	Play Structure, Large	1	0	1465677
G2047	Site	Good	Play Structure, Very Small	3	19	1465669
G2047	Site	Good	Play Structure, Swing Set only, 4 Seats	2	19	1465681
G2047	Site	Good	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad	400 SF	19	1465689
G2048	Site	Good	Flagpole, Metal	1	29	1465682

Appendix E: Replacement Reserves



Replacement Reserves Report

11/29/2019

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate	
Ina Arbuckle Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ina Arbuckle Elementary School / Building A-B	\$0	\$0	\$0	\$0	\$0	\$0	\$19,034	\$0	\$0	\$64,333	\$0	\$0	\$0	\$0	\$59,945	\$0	\$0	\$0	\$0	\$590,147	\$0	\$733,458	
Ina Arbuckle Elementary School / Building C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,046	\$0	\$34,478	\$0	\$0	\$23,358	\$0	\$0	\$0	\$0	\$210,205	\$0	\$327,088	
Ina Arbuckle Elementary School / Building D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,213	\$0	\$0	\$0	\$0	\$18,754	\$0	\$39,969	\$0	\$0	\$194,055	\$0	\$313,991	
Ina Arbuckle Elementary School / Building E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,213	\$0	\$0	\$0	\$0	\$18,754	\$0	\$0	\$0	\$0	\$220,454	\$0	\$300,421	
Ina Arbuckle Elementary School / Building F	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,968	\$0	\$0	\$0	\$0	\$10,047	\$0	\$39,969	\$0	\$0	\$202,305	\$0	\$317,289	
Ina Arbuckle Elementary School / Building G	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,130	\$0	\$0	\$0	\$0	\$27,963	\$0	\$39,969	\$0	\$0	\$249,746	\$0	\$377,808	
Ina Arbuckle Elementary School / Building H	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,578	\$0	\$0	\$0	\$0	\$25,619	\$0	\$0	\$0	\$0	\$493,901	\$0	\$567,098	
Ina Arbuckle Elementary School / Portable P21	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P22	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P23	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P24	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P25	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P26	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P27	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P28	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$12,357	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$27,287	\$0	\$80,899	
Ina Arbuckle Elementary School / Portable P29	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P30	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P31	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P32	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P33	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$27,172	\$0	\$79,676	
Ina Arbuckle Elementary School / Portable P34	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$16,235	\$0	\$30,647	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$36,819	\$0	\$100,055	
Ina Arbuckle Elementary School / Portable P35	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$16,235	\$0	\$30,647	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$36,819	\$0	\$100,055	
Ina Arbuckle Elementary School / Portable P36	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$16,235	\$0	\$30,647	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$36,819	\$0	\$100,055	
Ina Arbuckle Elementary School / Portable P37	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P38	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P39	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P40	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable P41	\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302	
Ina Arbuckle Elementary School / Portable Restrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,004	\$0	\$0	\$0	\$0	\$12,056	\$0	\$0	\$0	\$0	\$12,773	\$0	\$27,833	
Ina Arbuckle Elementary School / Site	\$38,745	\$0	\$41,105	\$0	\$16,820	\$0	\$14,276	\$0	\$0	\$19,499	\$0	\$0	\$0	\$0	\$47,721	\$0	\$186,523	\$0	\$0	\$114,638	\$69,978	\$549,305	
Grand Total	\$38,745	\$0	\$41,105	\$0	\$163,343	\$0	\$33,310	\$0	\$0	\$693,283	\$0	\$574,630	\$0	\$0	\$441,130	\$0	\$306,431	\$0	\$0	\$2,865,910	\$69,978	\$5,227,864	

Ina Arbuckle Elementary School

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

Ina Arbuckle Elementary School / Building A-B

Uniformat Code	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	1465657	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	1	9	3000	SF	\$3.54	\$10,627																					\$10,627	\$21,254
B3011	1578631	Roof, Single-Ply TPO/PVC Membrane, Replace	20	1	19	8500	SF	\$18.82	\$159,962																					\$159,962	\$159,962
C3012	1465415	Interior Wall Finish, Fabric, Replace	15	1	14	2000	SF	\$2.21	\$4,428																					\$4,428	\$4,428

Ina Arbuckle Elementary School / Building D

Uniformat Code	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	1519533	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	1	9	6400	SF	\$3.54	\$22,671									\$22,671										\$22,671	\$45,343					
C1031	1519519	Toilet Partitions, Plastic/Laminate, Replace	20	1	19	5	EA	\$830.25	\$4,151																			\$4,151	\$4,151					
C3012	1519529	Interior Wall Finish, any surface, Prep & Paint	10	1	9	5500	SF	\$1.66	\$9,133									\$9,133										\$9,133	\$18,266					
C3024	1519518	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	1	14	800	SF	\$5.54	\$4,428													\$4,428							\$4,428					
C3025	1519538	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	2100	SF	\$7.20	\$15,111									\$15,111									\$15,111	\$30,221						
D2018	1519532	Drinking Fountain, Outside/Site Style, Replace	15	1	14	2	EA	\$3,985.20	\$7,970													\$7,970							\$7,970					
D3052	1519526	Packaged Unit (RTU), 3 TON, Replace	20	4	16	3	EA	\$8,302.50	\$24,908															\$24,908					\$24,908					
D3052	1550561	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																		\$12,177	\$12,177						
D3052	1550573	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																		\$12,177	\$12,177						
D5022	1519537	Light Fixture, 50 WATT, Replace	20	1	19	8	EA	\$210.33	\$1,683																			\$1,683	\$1,683					
D5029	1519520	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	3790	SF	\$6.64	\$25,173																			\$25,173	\$25,173					
D5037	1519527	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	1	19	3790	SF	\$2.21	\$8,391																			\$8,391	\$8,391					
Totals, Unescalated										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,915	\$0	\$0	\$0	\$0	\$12,398	\$0	\$0	\$0	\$0	\$24,908	\$0	\$0	\$110,667	\$0	\$194,887
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,213	\$0	\$0	\$0	\$0	\$18,754	\$0	\$0	\$0	\$0	\$39,969	\$0	\$0	\$194,055	\$0	\$313,991

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

Ina Arbuckle Elementary School / Building E

Uniformat Code	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	1578586	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	1	9	6400	SF	\$3.54	\$22,671									\$22,671										\$22,671	\$45,343					
C1031	1578591	Toilet Partitions, Plastic/Laminate, Replace	20	1	19	5	EA	\$830.25	\$4,151																			\$4,151	\$4,151					
C3012	1578593	Interior Wall Finish, any surface, Prep & Paint	10	1	9	5500	SF	\$1.66	\$9,133									\$9,133										\$9,133	\$18,266					
C3024	1578595	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	1	14	800	SF	\$5.54	\$4,428													\$4,428							\$4,428					
C3025	1578596	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	2100	SF	\$7.20	\$15,111									\$15,111									\$15,111	\$30,221						
D2018	1578603	Drinking Fountain, Outside/Site Style, Replace	15	1	14	2	EA	\$3,985.20	\$7,970													\$7,970							\$7,970					
D3052	1550560	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																		\$12,177	\$12,177						
D3052	1550567	Packaged Unit (RTU), 3.5 TON, Replace	20	1	19	1	EA	\$9,077.40	\$9,077																		\$9,077	\$9,077						
D3052	1550568	Packaged Unit (RTU), 3.5 TON, Replace	20	1	19	1	EA	\$9,077.40	\$9,077																		\$9,077	\$9,077						
D3052	1550572	Packaged Unit (RTU), 3.5 TON, Replace	20	1	19	1	EA	\$9,077.40	\$9,077																		\$9,077	\$9,077						
D5022	1578605	Light Fixture, 50 WATT, Replace	20	1	19	8	EA	\$210.33	\$1,683																			\$1,683	\$1,683					
D5029	1578606	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	3790	SF	\$6.64	\$25,173																			\$25,173	\$25,173					
D5037	1578607	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	1	19	3790	SF	\$2.21	\$8,391																			\$8,391	\$8,391					
Totals, Unescalated										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,915	\$0	\$0	\$0	\$0	\$12,398	\$0	\$0	\$0	\$0	\$24,908	\$0	\$0	\$125,722	\$0	\$185,035
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,213	\$0	\$0	\$0	\$0	\$18,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,454	\$0	\$300,421

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

Ina Arbuckle Elementary School / Building F

Uniformat Code	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	1519447	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	1	9	6400	SF	\$3.54	\$22,671									\$22,671										\$22,671	\$45,343	
C3012	1519436	Interior Wall Finish, any surface, Prep & Paint	10	1	9	5500	SF	\$1.66	\$9,133									\$9,133										\$9,133	\$18,266	
C3024	1519453	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	1	14	1200	SF	\$5.54	\$6,642													\$6,642							\$6,642	
C3025	1519437	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	2500	SF	\$7.20	\$17,989									\$17,989									\$17,989	\$35,978		

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate							
D3052	1519439	Packaged Unit (RTU), 3 TON, Replace	20	4	16	3	EA	\$8,302.50	\$24,908															\$24,908					\$24,908								
D3052	1550563	Packaged Unit (RTU), 3.5 TON, Replace	20	1	19	1	EA	\$9,077.40	\$9,077																				\$9,077	\$9,077							
D3052	1550574	Packaged Unit (RTU), 3.5 TON, Replace	20	1	19	1	EA	\$9,077.40	\$9,077																				\$9,077	\$9,077							
D3052	1550559	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																				\$12,177	\$12,177							
D5022	1519442	Light Fixture, 50 WATT, Replace	20	1	19	8	EA	\$210.33	\$1,683																				\$1,683	\$1,683							
D5029	1519441	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	3790	SF	\$6.64	\$25,173																				\$25,173	\$25,173							
D5037	1519446	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	1	19	3790	SF	\$2.21	\$8,391																				\$8,391	\$8,391							
Totals, Unescalated										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,714				
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,289

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

Ina Arbuckle Elementary School / Building G

Uniformat Code	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	1519428	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	1	9	5400	SF	\$3.54	\$19,129								\$19,129												\$19,129	\$38,258							
C3012	1519430	Interior Wall Finish, any surface, Prep & Paint	10	1	9	5400	SF	\$1.66	\$8,967								\$8,967													\$8,967	\$17,933						
C3024	1519419	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	1	14	1100	SF	\$5.54	\$6,089													\$6,089								\$6,089	\$6,089						
C3025	1519422	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	2500	SF	\$7.20	\$17,989								\$17,989												\$17,989	\$35,978							
D2018	1519429	Drinking Fountain, Outside/Site Style, Replace	15	1	14	2	EA	\$3,985.20	\$7,970													\$7,970								\$7,970	\$7,970						
D3052	1519426	Packaged Unit (RTU), 3 TON, Replace	20	4	16	3	EA	\$8,302.50	\$24,908														\$24,908							\$24,908	\$24,908						
D3052	1547650	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																					\$12,177	\$12,177						
D3052	1547648	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																					\$12,177	\$12,177						
D3052	1550570	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																					\$12,177	\$12,177						
D3052	1550569	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																					\$12,177	\$12,177						
D3052	1550571	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																					\$12,177	\$12,177						
D5022	1519432	Light Fixture, 50 WATT, Replace	20	1	19	9	EA	\$210.33	\$1,893																					\$1,893	\$1,893						
D5029	1519420	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	3790	SF	\$6.64	\$25,173																					\$25,173	\$25,173						
D5037	1519423	Fire Alarm Control Panel, Basic/Zoned, Replace	15	1	14	1	EA	\$4,428.00	\$4,428													\$4,428								\$4,428	\$4,428						
D5037	1519427	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	1	19	3790	SF	\$2.21	\$8,391																					\$8,391	\$8,391						
Totals, Unescalated										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$231,905				
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377,808

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

Ina Arbuckle Elementary School / Building H

Uniformat Code	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	
B3011	1578633	Roof, Single-Ply TPO/PVC Membrane, Replace	20	1	19	9500	SF	\$18.82	\$178,781																					\$178,781	\$178,781
C3024	1547701	Interior Floor Finish, Vinyl Sheeting, Replace	15	1	14	1500	SF	\$7.75	\$11,624													\$11,624								\$11,624	\$11,624
C3024	1547703	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	1	14	200	SF	\$5.54	\$1,107													\$1,107								\$1,107	\$1,107
C3025	1547707	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	5000	SF	\$7.20	\$35,978								\$35,978									\$35,978				\$35,978	\$71,955
D2018	1547704	Drinking Fountain, Interior, Replace	15	1	14	2	EA	\$2,103.30	\$4,207													\$4,207								\$4,207	\$4,207
D3052	1547653	Packaged Unit (RTU), 4 TON, Replace	20	1	19	1	EA	\$9,963.00	\$9,963																					\$9,963	\$9,963
D3052	1547644	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																					\$12,177	\$12,177
D3052	1547646	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																					\$12,177	\$12,177
D3052	1547652	Packaged Unit (RTU), 5 TON, Replace	20	1	19	1	EA	\$12,177.00	\$12,177																					\$12,177	\$12,177

Uniformat Code	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
D5037	1547709	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	1	19	9000	SF	\$2.21	\$19,926																					\$19,926	\$19,926
D5092	1547694	Exit Sign Light Fixture, LED, Replace	10	1	9	2	EA	\$243.54	\$487										\$487											\$487	\$974
Totals, Unescalated										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,465	\$0	\$0	\$0	\$0	\$16,937	\$0	\$0	\$0	\$0	\$281,665	\$0	\$335,067
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,578	\$0	\$0	\$0	\$0	\$25,619	\$0	\$0	\$0	\$0	\$493,901	\$0	\$567,098

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

Ina Arbuckle Elementary School / Portable P21

Uniformat Code	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
B1015	1518838	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518839	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989												\$17,989									\$17,989	
B3011	1578608	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125										\$2,125	\$4,251	
C3025	1518841	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346										\$6,346	\$12,693	
D3051	1465799	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199												\$6,199				\$6,199	
D5022	1518843	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																				\$232	\$232	
D5029	1518844	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																				\$5,858	\$5,858	
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

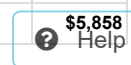
Ina Arbuckle Elementary School / Portable P22

Uniformat Code	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
B1015	1518846	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518847	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989												\$17,989									\$17,989	
B3011	1578609	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125										\$2,125	\$4,251	
C3025	1518849	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346										\$6,346	\$12,693	
D3051	1465804	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199												\$6,199				\$6,199	
D5022	1518851	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																				\$232	\$232	
D5029	1518852	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																				\$5,858	\$5,858	
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P23

Uniformat Code	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
B1015	1518854	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518855	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989												\$17,989									\$17,989	
B3011	1578610	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125										\$2,125	\$4,251	
C3025	1518857	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346										\$6,346	\$12,693	
D3051	1465772	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199												\$6,199				\$6,199	
D5022	1518859	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																				\$232	\$232	
D5029	1518860	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																				\$5,858	\$5,858	



Uniformat Code	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					
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P24

Uniformat Code	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					
B1015	1518862	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299						
B2011	1518863	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989										\$17,989						
B3011	1578611	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125									\$2,125	\$4,251							
C3025	1518865	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346									\$6,346	\$12,693							
D3051	1465777	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199										\$6,199						\$12,398						
D5022	1518867	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																			\$232	\$232							
D5029	1518868	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																			\$5,858	\$5,858							
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P25

Uniformat Code	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					
B1015	1518870	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299						
B2011	1518871	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989										\$17,989						
B3011	1578612	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125									\$2,125	\$4,251							
C3025	1518873	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346									\$6,346	\$12,693							
D3051	1465784	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199										\$6,199						\$12,398						
D5022	1518875	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																			\$232	\$232							
D5029	1518876	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																			\$5,858	\$5,858							
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P26

Uniformat Code	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						
B1015	1518878	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299							
B2011	1518879	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989										\$17,989							
B3011	1578613	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125									\$2,125	\$4,251								
C3025	1518881	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346									\$6,346	\$12,693								
D3051	1465776	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199										\$6,199						\$12,398							
D5022	1518883	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																			\$232	\$232								
D5029	1518884	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																			\$5,858	\$5,858								
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P27

Uniformat Code	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		
B1015	1518886	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150									\$150										\$150	\$299			
B2011	1518887	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989										\$17,989										\$17,989			
B3011	1578614	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125									\$2,125									\$2,125	\$4,251				
C3025	1518889	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346									\$6,346									\$6,346	\$12,693				
D3051	1465778	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199				\$6,199										\$6,199						\$12,398			
D5022	1518891	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																		\$232	\$232				
D5029	1518892	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																		\$5,858	\$5,858				
Totals, Unescalated									\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721		
Totals, Escalated (3.0% inflation, compounded annually)									\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P28

Uniformat Code	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		
B1015	1518894	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150									\$150									\$150	\$299				
B2011	1518895	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989										\$17,989										\$17,989			
B3011	1578615	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125									\$2,125									\$2,125	\$4,251				
C3025	1518897	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	1000	SF	\$7.20	\$7,196									\$7,196									\$7,196	\$14,391				
D3051	1465789	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199				\$6,199										\$6,199						\$12,398			
D5022	1518899	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																		\$232	\$232				
D5029	1518900	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																		\$5,858	\$5,858				
Totals, Unescalated									\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$9,471	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$15,561	\$0	\$55,419		
Totals, Escalated (3.0% inflation, compounded annually)									\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$12,357	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$27,287	\$0	\$80,899

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

Ina Arbuckle Elementary School / Portable P29

Uniformat Code	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		
B1015	1518902	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150									\$150									\$150	\$299				
B2011	1518903	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989										\$17,989										\$17,989			
B3011	1578616	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125									\$2,125									\$2,125	\$4,251				
C3025	1518905	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346									\$6,346									\$6,346	\$12,693				
D3051	1465786	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199				\$6,199										\$6,199						\$12,398			
D5022	1518907	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																		\$232	\$232				
D5029	1518908	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																		\$5,858	\$5,858				
Totals, Unescalated									\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721		
Totals, Escalated (3.0% inflation, compounded annually)									\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P30



Uniformat Code	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
B1015	1518910	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518911	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989										\$17,989	
B3011	1578617	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125									\$2,125	\$4,251		
C3025	1518913	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346									\$6,346	\$12,693		
D3051	1465797	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199										\$6,199					\$6,199	\$12,398	
D5022	1518915	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																			\$232	\$232		
D5029	1518916	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																			\$5,858	\$5,858		
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P31

Uniformat Code	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
B1015	1518918	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518919	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989										\$17,989	
B3011	1578618	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125									\$2,125	\$4,251		
C3025	1518921	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346									\$6,346	\$12,693		
D3051	1465787	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199										\$6,199					\$6,199	\$12,398	
D5022	1518923	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																			\$232	\$232		
D5029	1518924	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																			\$5,858	\$5,858		
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P32

Uniformat Code	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
B1015	1518926	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518927	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989										\$17,989	
B3011	1578619	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125									\$2,125	\$4,251		
C3025	1518929	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346									\$6,346	\$12,693		
D3051	1465783	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199										\$6,199					\$6,199	\$12,398	
D5022	1518931	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																			\$232	\$232		
D5029	1518932	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																			\$5,858	\$5,858		
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P33

Uniformat Code	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
B1015	1518934	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518935	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989										\$17,989	

Uniformat Code	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			
B3011	1578620	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125									\$2,125											\$2,125	\$4,251			
C3025	1518937	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346									\$6,346											\$6,346	\$12,693			
D3051	1465785	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199				\$6,199										\$6,199							\$12,398			
D5022	1518939	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																			\$232	\$232				
D5029	1518940	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	1000	SF	\$6.64	\$6,642																			\$6,642	\$6,642				
Totals, Unescalated									\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$15,496	\$0	\$54,505		
Totals, Escalated (3.0% inflation, compounded annually)									\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,172	\$0	\$79,676

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

Ina Arbuckle Elementary School / Portable P34

Uniformat Code	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			
B1015	1518942	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150									\$150										\$150	\$299				
B2011	1518943	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1600	SF	\$13.84	\$22,140											\$22,140										\$22,140			
B3011	1578621	Roof, Cool Reflective Coating	10	1	9	1850	SF	\$1.77	\$3,277									\$3,277										\$3,277	\$6,553				
C3025	1518945	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	1253	SF	\$7.20	\$9,016									\$9,016										\$9,016	\$18,032				
D3051	1465805	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199				\$6,199										\$6,199							\$12,398			
D5022	1518947	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																			\$232	\$232				
D5029	1518948	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	1253	SF	\$6.64	\$8,322																			\$8,322	\$8,322				
Totals, Unescalated									\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$12,442	\$0	\$22,140	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$20,997	\$0	\$67,978		
Totals, Escalated (3.0% inflation, compounded annually)									\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$16,235	\$0	\$30,647	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,819	\$0	\$100,055

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

Ina Arbuckle Elementary School / Portable P35

Uniformat Code	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			
B1015	1518950	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150									\$150										\$150	\$299				
B2011	1518951	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1600	SF	\$13.84	\$22,140											\$22,140										\$22,140			
B3011	1578622	Roof, Cool Reflective Coating	10	1	9	1850	SF	\$1.77	\$3,277									\$3,277										\$3,277	\$6,553				
C3025	1518953	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	1253	SF	\$7.20	\$9,016									\$9,016										\$9,016	\$18,032				
D3051	1465793	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199				\$6,199										\$6,199							\$12,398			
D5022	1518955	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																			\$232	\$232				
D5029	1518956	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	1253	SF	\$6.64	\$8,322																			\$8,322	\$8,322				
Totals, Unescalated									\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$12,442	\$0	\$22,140	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$20,997	\$0	\$67,978		
Totals, Escalated (3.0% inflation, compounded annually)									\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$16,235	\$0	\$30,647	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,819	\$0	\$100,055

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

Ina Arbuckle Elementary School / Portable P36

Uniformat Code	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
B1015	1518958	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150									\$150										\$150	\$299	
B2011	1518959	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1600	SF	\$13.84	\$22,140											\$22,140										\$22,140
B3011	1578623	Roof, Cool Reflective Coating	10	1	9	1850	SF	\$1.77	\$3,277									\$3,277										\$3,277	\$6,553	
C3025	1518961	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	1253	SF	\$7.20	\$9,016									\$9,016										\$9,016	\$18,032	

Uniformat Code	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
D3051	1465803	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199																	\$12,398
D5022	1518963	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																					\$232	\$232
D5029	1518964	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	1253	SF	\$6.64	\$8,322																					\$8,322	\$8,322
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$12,442	\$0	\$22,140	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$20,997	\$0	\$67,978
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$16,235	\$0	\$30,647	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$36,819	\$0	\$100,055

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

Ina Arbuckle Elementary School / Portable P37

Uniformat Code	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
B1015	1518966	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518967	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989											\$17,989
B3011	1578624	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125										\$2,125	\$4,251	
C3025	1518969	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346										\$6,346	\$12,693	
D3051	1465782	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199																	\$12,398
D5022	1518971	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																					\$232	\$232
D5029	1518972	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																					\$5,858	\$5,858
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P38

Uniformat Code	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
B1015	1518974	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518975	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989											\$17,989
B3011	1578625	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125										\$2,125	\$4,251	
C3025	1518977	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346										\$6,346	\$12,693	
D3051	1465792	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199																	\$12,398
D5022	1518979	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																					\$232	\$232
D5029	1518980	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																					\$5,858	\$5,858
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P39

Uniformat Code	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
B1015	1518982	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150										\$150										\$150	\$299	
B2011	1518983	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989											\$17,989
B3011	1578626	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125										\$2,125										\$2,125	\$4,251	
C3025	1518985	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346										\$6,346										\$6,346	\$12,693	
D3051	1465795	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199					\$6,199																	\$12,398
D5022	1518987	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																					\$232	\$232

Uniformat Code	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						
D5029	1518988	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																				\$5,858	\$5,858						
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721			
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P40

Uniformat Code	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						
B1015	1518990	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150									\$150											\$150	\$299						
B2011	1518991	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989										\$17,989						
B3011	1578627	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125									\$2,125											\$2,125	\$4,251						
C3025	1518993	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346									\$6,346											\$6,346	\$12,693						
D3051	1465788	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199				\$6,199																\$6,199	\$12,398						
D5022	1518995	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																				\$232	\$232						
D5029	1518996	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																				\$5,858	\$5,858						
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721			
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable P41

Uniformat Code	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							
B1015	1518998	Exterior Stair/Ramp Rails, Wood, Refinish	10	1	9	90	LF	\$1.66	\$150									\$150											\$150	\$299							
B2011	1518999	Exterior Wall, Textured Plywood (T1-11), Replace	20	9	11	1300	SF	\$13.84	\$17,989											\$17,989										\$17,989							
B3011	1578628	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125									\$2,125											\$2,125	\$4,251							
C3025	1519001	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	882	SF	\$7.20	\$6,346									\$6,346											\$6,346	\$12,693							
D3051	1465773	Air Conditioner, 2.5 - 5 TON, Replace	10	6	4	1	EA	\$6,199.20	\$6,199				\$6,199																\$6,199	\$12,398							
D5022	1519003	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	1	EA	\$232.47	\$232																				\$232	\$232							
D5029	1519004	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	1	19	882	SF	\$6.64	\$5,858																				\$5,858	\$5,858							
Totals, Unescalated										\$0	\$0	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$8,622	\$0	\$17,989	\$0	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$0	\$14,712	\$0	\$53,721				
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$6,977	\$0	\$0	\$0	\$0	\$11,249	\$0	\$24,901	\$0	\$0	\$9,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,798	\$0	\$78,302

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

Ina Arbuckle Elementary School / Portable Restrooms

Uniformat Code	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	1465794	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	1	9	50	SF	\$3.54	\$177									\$177											\$177	\$354						
B3011	1578629	Roof, Cool Reflective Coating	10	1	9	1200	SF	\$1.77	\$2,125									\$2,125											\$2,125	\$4,251						
C1031	1465791	Toilet Partitions, Plastic/Laminate, Replace	20	1	19	6	EA	\$830.25	\$4,982																				\$4,982	\$4,982						
D2018	1465771	Drinking Fountain, Outside/Site Style, Replace	15	1	14	2	EA	\$3,985.20	\$7,970																				\$7,970	\$7,970						
Totals, Unescalated										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,303	\$0	\$0	\$0	\$0	\$7,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,284	\$0	\$17,557			
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,004	\$0	\$0	\$0	\$0	\$12,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,773	\$0	\$27,833

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

Ina Arbuckle Elementary School / Site

Uniformat Code	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	
B3016	1465685	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	1	19	200	LF	\$9.96	\$1,993																					\$1,993	\$1,993	
D2018	1465687	Drinking Fountain, Outside/Site Style, Replace	15	9	6	3	EA	\$3,985.20	\$11,956						\$11,956																\$11,956	\$11,956
D5022	1465676	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	1	19	10	EA	\$232.47	\$2,325																					\$2,325	\$2,325	
D5037	1465692	Fire Alarm Control Panel, Addressable, Replace	15	1	14	1	EA	\$16,605.00	\$16,605														\$16,605								\$16,605	\$16,605
G2022	1465680	Parking Lots, Asphalt Pavement, Cut & Patch	0	14	* 0	10000	SF	\$3.87	\$38,745			\$38,745																			\$38,745	\$38,745
G2022	1465673	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	30000	SF	\$0.50	\$14,945				\$14,945					\$14,945				\$14,945						\$14,945		\$14,945	\$59,778	\$59,778
G2047	1465677	Play Structure, Large, Replace	20	20	0	1	EA	\$38,745.00	\$38,745	\$38,745																				\$38,745	\$77,490	
G2047	1465670	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	9	16	30000	SF	\$3.87	\$116,235																\$116,235						\$116,235	\$116,235
G2047	1465666	Play Surfaces & Sports Courts, Sand, 3" Depth, Replace	20	1	19	2700	SF	\$0.88	\$2,388																				\$2,388	\$2,388	\$2,388	
G2047	1465674	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	1	19	100	SF	\$23.25	\$2,325																				\$2,325	\$2,325	\$2,325	
G2047	1465688	Play Structure, Small, Replace	20	1	19	1	EA	\$11,070.00	\$11,070																				\$11,070	\$11,070	\$11,070	
G2047	1465669	Play Structure, Very Small, Replace	20	1	19	3	EA	\$6,642.00	\$19,926																				\$19,926	\$19,926	\$19,926	
G2047	1465681	Play Structure, Swing Set only, 4 Seats, Replace	20	1	19	2	EA	\$2,767.50	\$5,535																				\$5,535	\$5,535	\$5,535	
G2047	1465689	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad, Replace	20	1	19	400	SF	\$12.18	\$4,871																				\$4,871	\$4,871	\$4,871	
Totals, Unescalated										\$38,745	\$0	\$38,745	\$0	\$14,945	\$0	\$11,956	\$0	\$0	\$14,945	\$0	\$0	\$0	\$0	\$31,550	\$0	\$116,235	\$0	\$0	\$65,376	\$38,745	\$371,241	
Totals, Escalated (3.0% inflation, compounded annually)										\$38,745	\$0	\$41,105	\$0	\$16,820	\$0	\$14,276	\$0	\$0	\$19,499	\$0	\$0	\$0	\$0	\$47,721	\$0	\$186,523	\$0	\$0	\$114,638	\$69,978	\$549,305	

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

Appendix F: Equipment Inventory List



ID	Location	Location Detail	Description	Manufacturer	Model	Details	Barcode	Asset Tag	Quantity	Unit	Year Installed/In Service	Replacement Year	Total Cost
1519554	Ina Arbuckle Elementary School / Building C	Restrooms	D2012 - Urinal, Standard, Replace; Lifespan:30						1	EA	2018	2048	\$1,100
1519517	Ina Arbuckle Elementary School / Building D	Restrooms	D2012 - Urinal, Standard, Replace; Lifespan:30						4	EA	2018	2048	\$4,400
1578599	Ina Arbuckle Elementary School / Building E	Restrooms	D2012 - Urinal, Standard, Replace; Lifespan:30						4	EA	2018	2048	\$4,400
1519448	Ina Arbuckle Elementary School / Building F	Restrooms	D2012 - Urinal, Standard, Replace; Lifespan:30						4	EA	2018	2048	\$4,400
1465796	Ina Arbuckle Elementary School / Portable Restrooms	Restrooms	D2012 - Urinal, Standard, Replace; Lifespan:30						2	EA	2018	2048	\$2,200
1465427	Ina Arbuckle Elementary School / Building A-B	Kitchen	D2014 - Trough Style Sink, Solid Surface, Vandalism Resistant, Replace; Lifespan:30	0	0	0		0	2	EA	2018	2048	\$5,120
1519550	Ina Arbuckle Elementary School / Building C	Restrooms	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						3	EA	2018	2048	\$4,500
1519548	Ina Arbuckle Elementary School / Building C	Classrooms	D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace; Lifespan:30						4	EA	2018	2048	\$4,800
1519531	Ina Arbuckle Elementary School / Building D	Restrooms	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						4	EA	2018	2048	\$6,000
1519524	Ina Arbuckle Elementary School / Building D	Utility closet	D2014 - Service Sink, Wall-Hung, Replace; Lifespan:35						1	EA	2018	2053	\$1,400
1519522	Ina Arbuckle Elementary School / Building D	Classrooms	D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace; Lifespan:30						4	EA	2018	2048	\$4,800
1578600	Ina Arbuckle Elementary School / Building E	Utility closet	D2014 - Service Sink, Wall-Hung, Replace; Lifespan:35						1	EA	2018	2053	\$1,400
1578601	Ina Arbuckle Elementary School / Building E	Restrooms	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						4	EA	2018	2048	\$6,000
1578602	Ina Arbuckle Elementary School / Building E	Classrooms	D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace; Lifespan:30						4	EA	2018	2048	\$4,800
1519452	Ina Arbuckle Elementary School / Building F	Utility closet	D2014 - Service Sink, Wall-Hung, Replace; Lifespan:35						1	EA	2018	2053	\$1,400
1519444	Ina Arbuckle Elementary School / Building F	Restrooms	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						6	EA	2018	2048	\$9,000
1547712	Ina Arbuckle Elementary School / Building H		D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						3	EA	2018	2048	\$4,500
1547698	Ina Arbuckle Elementary School / Building H	Building Interior	D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace; Lifespan:30						1	EA	2018	2048	\$1,200
1465801	Ina Arbuckle Elementary School / Portable Restrooms	Restrooms	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						6	EA	2018	2048	\$9,000
1465656	Ina Arbuckle Elementary School / Building A-B	Building Interior	D2018 - Drinking Fountain, Interior, Replace; Lifespan:15						2	EA	2018	2033	\$3,800
1519553	Ina Arbuckle Elementary School / Building C	Building exterior	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15						2	EA	2018	2033	\$7,200
1519532	Ina Arbuckle Elementary School / Building D	Building exterior	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15						2	EA	2018	2033	\$7,200
1578603	Ina Arbuckle Elementary School / Building E	Building exterior	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15						2	EA	2018	2033	\$7,200
1519429	Ina Arbuckle Elementary School / Building G	Building exterior	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15	0	0	0			2	EA	2018	2033	\$7,200
1547704	Ina Arbuckle Elementary School / Building H	Building Interior	D2018 - Drinking Fountain, Interior, Replace; Lifespan:15						2	EA	2018	2033	\$3,800
1465771	Ina Arbuckle Elementary School / Portable Restrooms	Building exterior	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15						2	EA	2018	2033	\$7,200
1465687	Ina Arbuckle Elementary School / Site	Site	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15						3	EA	1980	2025	\$10,800
1465424	Ina Arbuckle Elementary School / Building A-B	Kitchen	D3051 - Air Conditioner, 1 TON, Replace; Lifespan:10						1	EA	2018	2028	\$2,200
1465429	Ina Arbuckle Elementary School / Building A-B	Kitchen	D3051 - Air Conditioner, 1 TON, Replace; Lifespan:10	Mars	60CH	887PE60CH-SL			1	EA	2018	2028	\$2,200
1465799	Ina Arbuckle Elementary School / Portable P21	P21	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Bard	W42H1-A04UP4	332F122903255-02			1	EA	2000	2023	\$5,600
1465804	Ina Arbuckle Elementary School / Portable P22	P22	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Bard	W42H1-A04UP4	332D122901115-02			1	EA	2000	2023	\$5,600
1465772	Ina Arbuckle Elementary School / Portable P23	P23	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Bard	W48H1-A04UP4	321K092645174-02			1	EA	2000	2023	\$5,600
1465777	Ina Arbuckle Elementary School / Portable P24	P24	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Bard	W42H1-A04UP4	332D122901101-02			1	EA	2000	2023	\$5,600
1465784	Ina Arbuckle Elementary School / Portable P25	P25	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Bard	WH483-A0ZUP4	236B052004567-02			1	EA	2000	2023	\$5,600
1465776	Ina Arbuckle Elementary School / Portable P26	P26	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10						1	EA	2000	2023	\$5,600
1465778	Ina Arbuckle Elementary School / Portable P27	P27	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10						1	EA	2000	2023	\$5,600
1465789	Ina Arbuckle Elementary School / Portable P28	P28	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10						1	EA	2000	2023	\$5,600
1465786	Ina Arbuckle Elementary School / Portable P29	P29	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10				238DO 2		1	EA	2000	2023	\$5,600
1465797	Ina Arbuckle Elementary School / Portable P30	P30	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Eubank	HW42C600B1F01A	98A-P10031			1	EA	2000	2023	\$5,600
1465787	Ina Arbuckle Elementary School / Portable P31	P31	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10						1	EA	2000	2023	\$5,600
1465783	Ina Arbuckle Elementary School / Portable P32	P32	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Eubank	HW42C600B1F01A	98A-P10027			1	EA	2000	2023	\$5,600
1465785	Ina Arbuckle Elementary School / Portable P33	P33	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10						1	EA	2000	2023	\$5,600
1465805	Ina Arbuckle Elementary School / Portable P34	P34	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Bard	WH483-A0ZUP4	236H072360887-02			1	EA	2000	2023	\$5,600
1465793	Ina Arbuckle Elementary School / Portable P35	P35	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Bard	W48H2-A04Up4	343P143189656-02			1	EA	2000	2023	\$5,600
1465803	Ina Arbuckle Elementary School / Portable P36	P36	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Bard	W48H2-A04Up4	343P143189660-02			1	EA	2000	2023	\$5,600
1465782	Ina Arbuckle Elementary School / Portable P37	P37	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Crispaire	AVP48HPA10NB	DJ8701			1	EA	2000	2023	\$5,600
1465792	Ina Arbuckle Elementary School / Portable P38	P38	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10	Bard	W42Ha-A04CP4	362P183617431-02			1	EA	2000	2023	\$5,600
1465795	Ina Arbuckle Elementary School / Portable P39	P39	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10						1	EA	2000	2023	\$5,600
1465788	Ina Arbuckle Elementary School / Portable P40	P40	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10						1	EA	2000	2023	\$5,600
1465773	Ina Arbuckle Elementary School / Portable P41	P41	D3051 - Air Conditioner, 2.5 - 5 TON, Replace; Lifespan:10						1	EA	2000	2023	\$5,600
1547649	Ina Arbuckle Elementary School / Building A-B	Roof - B	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Carrier	48LC005A2M6A0A3D0	2018C86941		AC-2.1	1	EA	2018	2038	\$9,000
1550562	Ina Arbuckle Elementary School / Building A-B	Roof B	D3052 - Packaged Unit (RTU), 2 TON, Replace; Lifespan:20	Carrier	FX4DNF025	1617A68273		SAC-2.2	1	EA	2018	2038	\$5,500
1547645	Ina Arbuckle Elementary School / Building A-B	Roof - B	D3052 - Packaged Unit (RTU), 3 TON, Replace; Lifespan:20	Carrier	48LC004A2M6A0A3D0	2018C86961		AC-1.2	1	EA	2018	2038	\$7,500
1550558	Ina Arbuckle Elementary School / Building A-B	Roof B	D3052 - Packaged Unit (RTU), 2 TON, Replace; Lifespan:20	Carrier	FX4DNF026	4417A68063		SAC-2.1	1	EA	2018	2038	\$5,500
1547651	Ina Arbuckle Elementary School / Building A-B	Roof - B	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Carrier	48LC006A2M6A0A3D0	2018C86941		AC-1.1	1	EA	2018	2038	\$11,000

1547647	Ina Arbuckle Elementary School / Building A-B	Roof - B	D3052 - Packaged Unit (RTU), 3 TON, Replace; Lifespan:20	Carrier	48LC004A2M6A0A3D0	2018C86963		AC-1.3	1	EA	2018		2038	\$7,500
1550565	Ina Arbuckle Elementary School / Building C	Roof C	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	VSC060A4ELA2V	732102351L		X-702	1	EA	2018		2038	\$11,000
1550564	Ina Arbuckle Elementary School / Building C	Roof C	D3052 - Packaged Unit (RTU), 3.5 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11265G949H		X-605	1	EA	2018		2038	\$8,200
1550566	Ina Arbuckle Elementary School / Building C	Roof C	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	VSC060A4ELA2V	732102331		X-701	1	EA	2018		2038	\$11,000
1519560	Ina Arbuckle Elementary School / Building C	Roof	D3052 - Packaged Unit (RTU), 3 TON, Replace; Lifespan:20						3	EA	2010		2030	\$22,500
1550561	Ina Arbuckle Elementary School / Building D	Roof D	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	YSC060A4RLA2U	72210217L		X-703	1	EA	2018		2038	\$11,000
1550573	Ina Arbuckle Elementary School / Building D	Roof D	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	2YCC3024A1040AA	6382M229H		X-704	1	EA	2018		2038	\$11,000
1519526	Ina Arbuckle Elementary School / Building D	Building exterior	D3052 - Packaged Unit (RTU), 3 TON, Replace; Lifespan:20						3	EA	2015		2035	\$22,500
1550560	Ina Arbuckle Elementary School / Building E	Roof E	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	YHC063A4ELA0000	825100253L		X-604	1	EA	2018		2038	\$11,000
1550567	Ina Arbuckle Elementary School / Building E	Roof E	D3052 - Packaged Unit (RTU), 3.5 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11281H44A9H		X-504	1	EA	2018		2038	\$8,200
1550568	Ina Arbuckle Elementary School / Building E	Roof E	D3052 - Packaged Unit (RTU), 3.5 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11281H5A9H		X-503	1	EA	2018		2038	\$8,200
1550572	Ina Arbuckle Elementary School / Building E	Roof E	D3052 - Packaged Unit (RTU), 3.5 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11193LL19H		X-603	1	EA	2018		2038	\$8,200
1550563	Ina Arbuckle Elementary School / Building F	Roof F	D3052 - Packaged Unit (RTU), 3.5 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096BA	13251406L		X-502	1	EA	2018		2038	\$8,200
1550574	Ina Arbuckle Elementary School / Building F	Roof F	D3052 - Packaged Unit (RTU), 3.5 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11281H5J9H		X-501	1	EA	2018		2038	\$8,200
1519439	Ina Arbuckle Elementary School / Building F	Roof	D3052 - Packaged Unit (RTU), 3 TON, Replace; Lifespan:20						3	EA	2015		2035	\$22,500
1550559	Ina Arbuckle Elementary School / Building F	Roof F	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	YSC060G4	173710587L		X-403	1	EA	2018		2038	\$11,000
1519426	Ina Arbuckle Elementary School / Building G	Roof	D3052 - Packaged Unit (RTU), 3 TON, Replace; Lifespan:20						3	EA	2015		2035	\$22,500
1547650	Ina Arbuckle Elementary School / Building G	Roof - G	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Carrier	48LC006	3917C87745		AC-3.2	1	EA	2018		2038	\$11,000
1547648	Ina Arbuckle Elementary School / Building G	Roof - G	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Carrier	48LC006	3917C87746		AC-3.1	1	EA	2018		2038	\$11,000
1550570	Ina Arbuckle Elementary School / Building G	Roof G	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	YSC060G	173710576L		X-301	1	EA	2018		2038	\$11,000
1550569	Ina Arbuckle Elementary School / Building G	Roof G	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	YSC060G	173710576L		X-401	1	EA	2018		2038	\$11,000
1550571	Ina Arbuckle Elementary School / Building G	Roof G	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	YSC060G4	173710542L		X-402	1	EA	2018		2038	\$11,000
1547653	Ina Arbuckle Elementary School / Building H	Roof - H	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Carrier	48LC005A2M6A0A3D0	3917C86940		AC-2.2	1	EA	2018		2038	\$9,000
1547644	Ina Arbuckle Elementary School / Building H	Roof - H	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Carrier	48LC006A2M6A0A3D0	3917C86953		AC-2.4	1	EA	2018		2038	\$11,000
1547646	Ina Arbuckle Elementary School / Building H	Roof - H	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Carrier	48LC006A2M6A0A3D0	3917C86951		AC-2.5	1	EA	2018		2038	\$11,000
1547652	Ina Arbuckle Elementary School / Building H	Roof - H	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Carrier	48LC006A2M6A0A3D0	3917C86952		AC-2.3	1	EA	2018		2038	\$11,000
1465658	Ina Arbuckle Elementary School / Building A-B	Electrical room	D5012 - Secondary Transformer, 112.5 kVA, Replace; Lifespan:30						1	EA	2018		2048	\$16,000
1465648	Ina Arbuckle Elementary School / Building A-B	Electrical room	D5012 - Main Distribution Panel, 400 AMP, Replace; Lifespan:30						1	EA	2018		2048	\$5,300
1519552	Ina Arbuckle Elementary School / Building C	Electrical room	D5012 - Main Distribution Panel, 200 AMP, Replace; Lifespan:30						1	EA	2018		2048	\$3,000
1519536	Ina Arbuckle Elementary School / Building D	Electrical room	D5012 - Main Distribution Panel, 200 AMP, Replace; Lifespan:30						1	EA	2018		2048	\$3,000
1578604	Ina Arbuckle Elementary School / Building E	Electrical room	D5012 - Main Distribution Panel, 200 AMP, Replace; Lifespan:30						1	EA	2018		2048	\$3,000
1519451	Ina Arbuckle Elementary School / Building F	Electrical room	D5012 - Main Distribution Panel, 150, Replace; Lifespan:30	Westinghouse	PRL2 CKT.42				1	EA	2018		2048	\$3,000
1519421	Ina Arbuckle Elementary School / Building G	Electrical room	D5012 - Main Distribution Panel, 150 AMP, Replace; Lifespan:30	Westinghouse	PRL2 CKT.42				1	EA	2018		2048	\$3,000
1465679	Ina Arbuckle Elementary School / Site		D5012 - Secondary Transformer, 300 kVA, Replace; Lifespan:30	HO	10104688	2759503016			1	EA	2016		2046	\$30,000
1465686	Ina Arbuckle Elementary School / Site		D5012 - Main Distribution Panel, 800 AMP, Replace; Lifespan:30	Eaton	PRL-C	SLA0788326			1	EA	2018		2048	\$10,000
1465684	Ina Arbuckle Elementary School / Site		D5012 - Building/Main Switchboard, 800 AMP, Replace; Lifespan:40	Eaton	PRL-C	SLA0788326			1	EA	2017		2057	\$45,000
1465663	Ina Arbuckle Elementary School / Building A-B	Building exterior	D5022 - Light Fixture, 50 WATT, Replace; Lifespan:20						5	EA	2018		2038	\$950
1519556	Ina Arbuckle Elementary School / Building C	Building exterior	D5022 - Light Fixture, 50 WATT, Replace; Lifespan:20						8	EA	2018		2038	\$1,520
1519537	Ina Arbuckle Elementary School / Building D	Building exterior	D5022 - Light Fixture, 50 WATT, Replace; Lifespan:20						8	EA	2018		2038	\$1,520
1578605	Ina Arbuckle Elementary School / Building E	Building exterior	D5022 - Light Fixture, 50 WATT, Replace; Lifespan:20						8	EA	2018		2038	\$1,520
1519442	Ina Arbuckle Elementary School / Building F	Building exterior	D5022 - Light Fixture, 50 WATT, Replace; Lifespan:20						8	EA	2018		2038	\$1,520
1519432	Ina Arbuckle Elementary School / Building G	Building exterior	D5022 - Light Fixture, 50 WATT, Replace; Lifespan:20						9	EA	2018		2038	\$1,710
1518843	Ina Arbuckle Elementary School / Portable P21	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518851	Ina Arbuckle Elementary School / Portable P22	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518859	Ina Arbuckle Elementary School / Portable P23	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518867	Ina Arbuckle Elementary School / Portable P24	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518875	Ina Arbuckle Elementary School / Portable P25	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518883	Ina Arbuckle Elementary School / Portable P26	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518891	Ina Arbuckle Elementary School / Portable P27	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518899	Ina Arbuckle Elementary School / Portable P28	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518907	Ina Arbuckle Elementary School / Portable P29	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518915	Ina Arbuckle Elementary School / Portable P30	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518923	Ina Arbuckle Elementary School / Portable P31	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518931	Ina Arbuckle Elementary School / Portable P32	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518939	Ina Arbuckle Elementary School / Portable P33	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518947	Ina Arbuckle Elementary School / Portable P34	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518955	Ina Arbuckle Elementary School / Portable P35	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518963	Ina Arbuckle Elementary School / Portable P36	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518971	Ina Arbuckle Elementary School / Portable P37	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210
1518979	Ina Arbuckle Elementary School / Portable P38	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018		2038	\$210

1518987	Ina Arbuckle Elementary School / Portable P39	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018	2038	\$210
1518995	Ina Arbuckle Elementary School / Portable P40	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018	2038	\$210
1519003	Ina Arbuckle Elementary School / Portable P41	Building exterior	D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						1	EA	2018	2038	\$210
1465676	Ina Arbuckle Elementary School / Site		D5022 - Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace; Lifespan:20						10	EA	2018	2038	\$2,100
1465414	Ina Arbuckle Elementary School / Building A-B	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20	0	0	0	0	8504	SF	2018	2038	2038	\$51,024
1519555	Ina Arbuckle Elementary School / Building C	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					4180	SF	2018	2038	2038	\$25,080
1519520	Ina Arbuckle Elementary School / Building D	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					3790	SF	2018	2038	2038	\$22,740
1578606	Ina Arbuckle Elementary School / Building E	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					3790	SF	2018	2038	2038	\$22,740
1519441	Ina Arbuckle Elementary School / Building F	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					3790	SF	2018	2038	2038	\$22,740
1519420	Ina Arbuckle Elementary School / Building G	Classrooms	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					3790	SF	2018	2038	2038	\$22,740
1518844	Ina Arbuckle Elementary School / Portable P21	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518852	Ina Arbuckle Elementary School / Portable P22	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518860	Ina Arbuckle Elementary School / Portable P23	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518868	Ina Arbuckle Elementary School / Portable P24	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518876	Ina Arbuckle Elementary School / Portable P25	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518884	Ina Arbuckle Elementary School / Portable P26	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518892	Ina Arbuckle Elementary School / Portable P27	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518900	Ina Arbuckle Elementary School / Portable P28	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518908	Ina Arbuckle Elementary School / Portable P29	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518916	Ina Arbuckle Elementary School / Portable P30	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518924	Ina Arbuckle Elementary School / Portable P31	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518932	Ina Arbuckle Elementary School / Portable P32	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518940	Ina Arbuckle Elementary School / Portable P33	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					1000	SF	2018	2038	2038	\$6,000
1518948	Ina Arbuckle Elementary School / Portable P34	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					1253	SF	2018	2038	2038	\$7,518
1518956	Ina Arbuckle Elementary School / Portable P35	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					1253	SF	2018	2038	2038	\$7,518
1518964	Ina Arbuckle Elementary School / Portable P36	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					1253	SF	2018	2038	2038	\$7,518
1518972	Ina Arbuckle Elementary School / Portable P37	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518980	Ina Arbuckle Elementary School / Portable P38	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518988	Ina Arbuckle Elementary School / Portable P39	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1518996	Ina Arbuckle Elementary School / Portable P40	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1519004	Ina Arbuckle Elementary School / Portable P41	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20					882	SF	2018	2038	2038	\$5,292
1465417	Ina Arbuckle Elementary School / Building A-B	Kitchen	D5037 - Fire Alarm System, Basic/Zoned, Upgrade/Install; Lifespan:20	0	0	0	0	8504	SF	2018	2038	2038	\$17,008
1519541	Ina Arbuckle Elementary School / Building C	Throughout building	D5037 - Fire Alarm System, Basic/Zoned, Upgrade/Install; Lifespan:20					4180	SF	2018	2038	2038	\$8,360
1519527	Ina Arbuckle Elementary School / Building D	Throughout building	D5037 - Fire Alarm System, Basic/Zoned, Upgrade/Install; Lifespan:20					3790	SF	2018	2038	2038	\$7,580
1578607	Ina Arbuckle Elementary School / Building E	Throughout building	D5037 - Fire Alarm System, Basic/Zoned, Upgrade/Install; Lifespan:20					3790	SF	2018	2038	2038	\$7,580
1519446	Ina Arbuckle Elementary School / Building F	Classrooms	D5037 - Fire Alarm System, Basic/Zoned, Upgrade/Install; Lifespan:20					3790	SF	2018	2038	2038	\$7,580
1519423	Ina Arbuckle Elementary School / Building G	Classrooms	D5037 - Fire Alarm Control Panel, Basic/Zoned, Replace; Lifespan:15					1	EA	2018	2033	2033	\$4,000
1519427	Ina Arbuckle Elementary School / Building G	Classrooms	D5037 - Fire Alarm System, Basic/Zoned, Upgrade/Install; Lifespan:20					3790	SF	2018	2038	2038	\$7,580
1547709	Ina Arbuckle Elementary School / Building H	Building Interior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade/Install; Lifespan:20					9000	SF	2018	2038	2038	\$18,000
1465692	Ina Arbuckle Elementary School / Site		D5037 - Fire Alarm Control Panel, Addressable, Replace; Lifespan:15	Honeywell	5820XL			1	EA	2018	2033	2033	\$15,000
1465645	Ina Arbuckle Elementary School / Building A-B	Building Interior	D5092 - Exit Sign Light Fixture, LED, Replace; Lifespan:10					7	EA	2018	2028	2028	\$1,540
1547694	Ina Arbuckle Elementary School / Building H	Throughout building	D5092 - Exit Sign Light Fixture, LED, Replace; Lifespan:10					2	EA	2018	2028	2028	\$440
1465428	Ina Arbuckle Elementary School / Building A-B	Kitchen	E1093 - Commercial Kitchen, Range/Oven, 4-Burner, Replace; Lifespan:15	0	0	0	0	1	EA	2010	2025	2025	\$4,500
1465421	Ina Arbuckle Elementary School / Building A-B	Kitchen	E1093 - Commercial Kitchen, Convection Oven, Double, Replace; Lifespan:10	0	0	0	0	1	EA	2018	2028	2028	\$9,500
1465418	Ina Arbuckle Elementary School / Building A-B	Kitchen	E1093 - Commercial Kitchen, Food Warmer, Replace; Lifespan:15	0	0	0	0	1	EA	2010	2025	2025	\$1,700
1465419	Ina Arbuckle Elementary School / Building A-B	Kitchen	E1093 - Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace; Lifespan:15	0	0	0	0	1	EA	2010	2025	2025	\$4,600
1465413	Ina Arbuckle Elementary School / Building A-B	Kitchen	E1093 - Commercial Kitchen, Dairy Cooler/Wells, Replace; Lifespan:15	0	0	0	0	1	EA	2010	2025	2025	\$3,600
Total													\$1,145,720