



A Bureau Veritas Group Company

# FACILITY CONDITION ASSESSMENT

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Ontario, California 91764  
Andrew Thompson



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October 22, 2019

**ON SITE DATE:**

September 19, 2019

**INDIAN HILLS ELEMENTARY SCHOOL**  
7750 Linares Avenue  
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Main Address</b>	Indian Hills Elementary School 7750 Linares Avenue Jurupa Valley, California 92509
<b>Site Developed</b>	1987
<b>Property Type</b>	Elementary School
<b>Current Occupants</b>	100%
<b>Building Area</b>	44,594 SF
<b>Number of Buildings</b>	18
<b>Date(s) of Visit</b>	9/19/2019
<b>Management Point of Contact</b>	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
<b>On-site Point of Contact (POC)</b>	NA
<b>Assessment and Report Prepared By</b>	Tony Worthy
<b>Reviewed By</b>	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

## Buildings

Building Summary			
Building	Use	Constructed	Area (SF)
1	Main Building	1987	28706
2	Portable Building 18	1987	960
3	Portable Building 19	1987	960

## Building Summary

Building	Use	Constructed	Area (SF)
4	Portable Building 20	1987	960
5	Portable Building 21	1987	960
6	Portable Building 22	1987	960
7	Portable Building 23	1987	960
8	Portable Building 24	1987	960
9	Portable Building 26	1987	960
10	Portable Building 27	1987	960
11	Portable Building 28	2002	960
12	Portable Building 29	2002	960
13	Portable Building 30	2002	960
14	Portable Building 31	2002	960
15	Portable Building 32	2002	960
16	Portable Building 33	2002	960
17	Portable Building 34	2002	960
18	Site Restroom	2003	528
<b>TOTAL</b>			<b>44,594</b>



## Unit Allocation

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

## Areas Observed

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

## Key Spaces Not Observed

All key areas of the property were accessible and observed.

## Plan Types

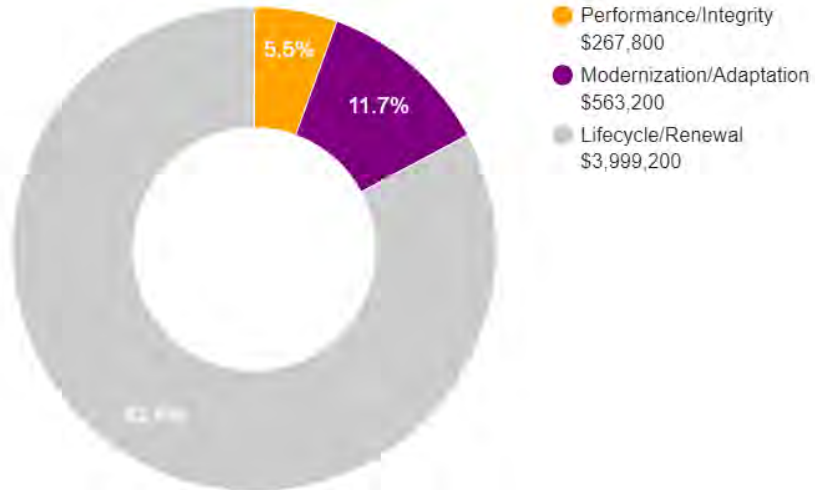
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

## Plan Type Descriptions

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

## Plan Type Descriptions

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,830,200

## Campus Findings and Deficiencies

### Historical Summary

The Indian Hill Elementary School campus was constructed in 1987 with the Site Restroom Building constructed in 2003 and the Portable Buildings 28-34 added in 2002. Most buildings have had some upgrades and additions since their original construction.

### Architectural

The buildings are constructed of wood frame, stucco and wood façade. There is water damages to the wood façades. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

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

The MEPF systems and components have been well-maintained since original construction and most of the building's MEPF portfolio has been upgraded. Most of roof-top equipment throughout the campus was upgraded in 2012. The wall mounted units serving the portable buildings are outdated. Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes. Interior lighting throughout the campus buildings were upgraded to LED fixtures in 2016.

### Site

Composed of regular landscaping and common area parking lots with pedestrian walkways, athletic fields and playgrounds, the site is in fair overall condition. The irrigation is in failed condition.

### Recommended Additional Studies

The irrigation is in failed condition. The existing irrigation system has coverage issues throughout the campus. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the irrigation system is also included.

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

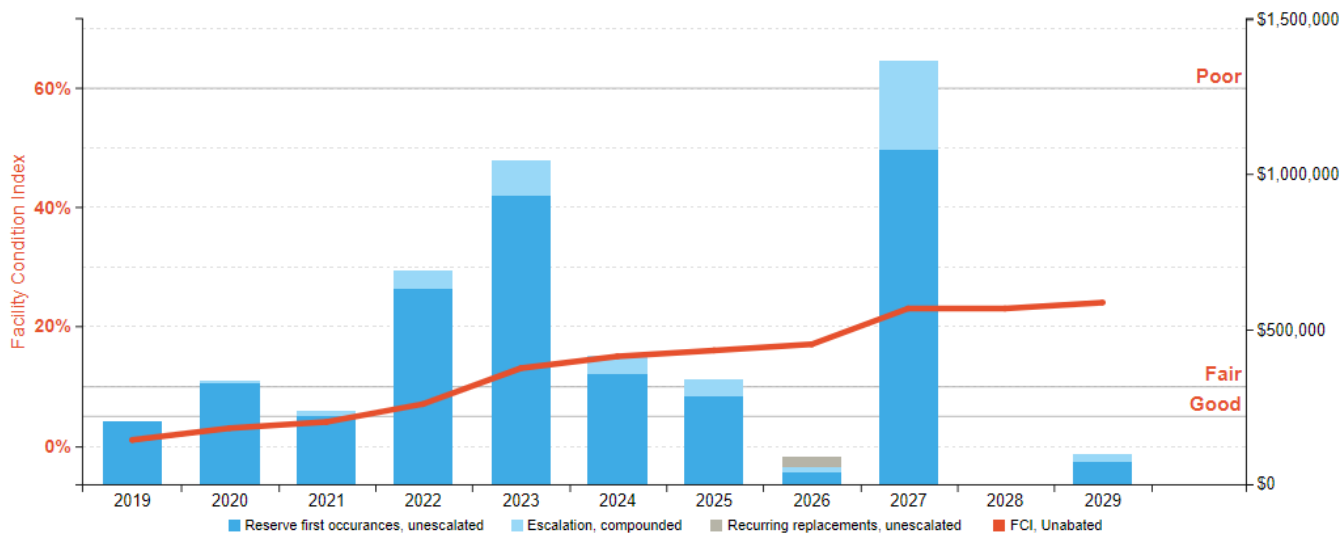
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Indian Hills Elementary School / Main Building	\$450	28,706	\$12,917,700	0.0%	2.7%	11.5%	23.1%
Indian Hills Elementary School / Portable Classroom #18	\$175	960	\$168,000	0.0%	6.2%	29.4%	46.9%
Indian Hills Elementary School / Portable Classroom #19	\$175	960	\$168,000	0.0%	6.2%	29.4%	46.9%
Indian Hills Elementary School / Portable Classroom #20	\$175	960	\$168,000	0.0%	13.9%	28.9%	46.4%
Indian Hills Elementary School / Portable Classroom #21	\$175	960	\$168,000	0.0%	13.9%	28.9%	46.4%
Indian Hills Elementary School / Portable Classroom #22	\$175	960	\$168,000	0.0%	6.2%	29.4%	46.9%
Indian Hills Elementary School / Portable Classroom #23	\$175	960	\$168,000	0.0%	6.2%	21.1%	51.2%
Indian Hills Elementary School / Portable Classroom #24	\$175	960	\$168,000	0.0%	6.2%	29.4%	46.9%
Indian Hills Elementary School / Portable Classroom #26	\$175	960	\$168,000	0.0%	3.8%	18.7%	38.7%
Indian Hills Elementary School / Portable Classroom #27	\$175	960	\$168,000	0.0%	11.5%	26.5%	46.6%
Indian Hills Elementary School / Portable Classroom #28	\$175	960	\$168,000	0.0%	3.8%	9.7%	18.9%
Indian Hills Elementary School / Portable Classroom #29	\$175	960	\$168,000	0.0%	3.8%	9.7%	18.9%
Indian Hills Elementary School / Portable Classroom #30	\$175	960	\$168,000	0.0%	3.8%	16.1%	25.7%
Indian Hills Elementary School / Portable Classroom #31	\$175	960	\$168,000	0.0%	3.8%	16.1%	25.7%
Indian Hills Elementary School / Portable Classroom #32	\$175	960	\$168,000	0.0%	3.8%	16.1%	25.7%
Indian Hills Elementary School / Portable Classroom #33	\$175	960	\$168,000	0.0%	3.8%	16.1%	25.7%
Indian Hills Elementary School / Portable Classroom #34	\$175	960	\$168,000	0.0%	3.8%	16.1%	36.7%
Indian Hills Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%
Indian Hills Elementary School / Site Restrooms	\$175	528	\$92,400	0.0%	0.0%	23.7%	27.3%

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: Indian Hills Elementary School

Replacement Value: \$ 20,067,300; Inflation rate: 3.0%



## Immediate Needs

Facility/Building	Total Items	Total Cost
Indian Hills Elementary School	3	\$203,674
<b>Total</b>	<b>3</b>	<b>\$203,674</b>

### Indian Hills Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1434236	Indian Hills Elementary School / Site	G2047	Play Surfaces & Sports Courts, Asphalt, Replace	Poor	Performance/Integrity	\$21,572
1434163	Indian Hills Elementary School / Site	G2057	Irrigation System, Replace/Install	Poor	Performance/Integrity	\$174,353
1480140	Indian Hills Elementary School / Site	P000X	Engineer, Civil, Landscaping	Poor	Performance/Integrity	\$7,749
<b>Total (3 items)</b>						<b>\$203,674</b>

## Key Findings



### Roof in Poor condition.

Modified Bituminous  
Portable Classroom #27 Portable Building 27

Uniformat Code: B3011  
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,500

\$\$\$\$

The client has reported that there are roof leaks throughout this building. - AssetCALC ID: 1479766



### Roof in Poor condition.

Modified Bituminous  
Portable Classroom #20 Portable Building 20  
Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,500

\$\$\$\$

The client has reported that there are roof leaks in this portable building. - AssetCALC ID: 1445560



### Roof in Poor condition.

Modified Bituminous  
Portable Classroom #21 Portable Building 21  
Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,500

\$\$\$\$

The client has reported that there are roof leaks in this portable building. - AssetCALC ID: 1445574



### Exterior Wall in Poor condition.

any Painted Surface, 1-2 Stories  
Main Building Main Building Exterior

Uniformat Code: B2011  
Recommendation: **Prep & Paint in 2020**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,200

\$\$\$\$

The existing wood was replaced due to water damaged and never repainted. Wood facade is peeling. -  
AssetCALC ID: 1434268



### Packaged Unit (RTU) in Poor condition.

7.5 TON  
Main Building Main Building Roof

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

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$16,600

\$\$\$\$

Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes - AssetCALC ID: 1434117



### Irrigation System in Poor condition.

Site Site

Uniformat Code: G2057  
Recommendation: **Replace/Install in 2019**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$174,400

\$\$\$\$

Client has reported coverage issues with irrigation system. - AssetCALC ID: 1434163



### Play Surfaces & Sports Courts in Poor condition.

Asphalt  
Site Kindergarten playground

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

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,600

\$\$\$\$

The existing asphalt surface has large cracks throughout and several areas that are breaking up. -  
AssetCALC ID: 1434236





### Recommended Follow-up Study: Civil, Landscaping

Civil, Landscaping  
Site Site

Uniformat Code: P000X  
Recommendation: **Perform Study in 2019**

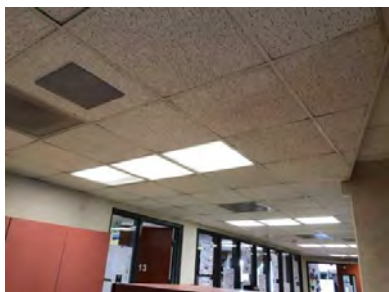
Priority Score: **82.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

The client has reported that existing irrigation system has coverage issues throughout the property. -  
AssetCALC ID: 1480140



### Sprinkler System

Full Retrofit, Medium Density/Complexity  
Main Building Main Building

Uniformat Code: D4019  
Recommendation: **Renovate in 2023**

Priority Score: **60.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$158,900

\$\$\$\$

There is no sprinkler system installed in this building. - AssetCALC ID: 1441146



## 2. Main Building



### Main Building: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	28,706 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Wallpaper, wood, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, linoleum, composite tile Ceilings: Painted gypsum board, ACT, wood	Fair
<b>Elevators</b>	None	--

Main Building: Systems Summary		
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual rooftop package units	Fair
<b>Fire Suppression</b>	Fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes, exterior wood façade cracking and peeling, building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$70,500	\$181,700	\$26,100	\$463,500	\$741,700
Roofing	-	\$384,800	-	-	\$168,700	\$553,500
Interiors	-	\$102,600	\$286,400	\$405,200	\$479,600	\$1,273,700
Plumbing	-	\$4,300	\$22,800	\$506,800	\$18,100	\$552,100
Fire Suppression	-	-	\$178,800	\$5,000	\$6,700	\$190,400
HVAC	-	\$188,100	\$10,000	-	\$257,300	\$455,500
Electrical	-	\$11,200	\$7,500	\$217,100	\$706,900	\$942,700
Fire Alarm & Comm	-	-	-	\$19,800	-	\$19,800
Equipment/Special	-	\$9,200	\$200,700	\$4,800	\$30,300	\$245,000
Pavement	-	-	-	-	\$2,500	\$2,500
<b>TOTALS</b>	-	<b>\$770,700</b>	<b>\$887,900</b>	<b>\$1,184,800</b>	<b>\$2,133,600</b>	<b>\$4,976,900</b>

### 3. Portable Buildings 18



#### Portable Building 18: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Building 18: Systems Summary		
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,000	\$11,900	\$6,500	\$7,700	\$30,100
Roofing	-	\$13,600	-	-	-	\$13,600
Interiors	-	\$4,100	-	\$8,200	\$37,500	\$49,900
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	-	\$17,500	\$14,400	\$31,900
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	<b>\$28,000</b>	<b>\$20,300</b>	<b>\$32,400</b>	<b>\$59,900</b>	<b>\$140,700</b>



## 4. Portable Buildings 19



### Portable Building 19: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Building 19: Systems Summary		
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

### Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,000	\$11,900	\$6,500	\$7,700	\$30,100
Roofing	-	\$13,600	-	-	-	\$13,600
Interiors	-	\$4,100	-	\$8,200	\$37,500	\$49,900
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	-	\$17,500	\$14,400	\$31,900
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	<b>\$28,000</b>	<b>\$20,300</b>	<b>\$32,400</b>	<b>\$59,900</b>	<b>\$140,700</b>

## 5. Portable Buildings 20



### Portable Building 20: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Building 20: Systems Summary		
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, reported roof leaks , Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,000	\$11,900	\$6,500	\$7,700	\$30,100
Roofing	-	\$12,900	-	-	-	\$12,900
Interiors	-	\$4,100	-	\$8,200	\$37,500	\$49,900
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	-	\$17,500	\$14,400	\$31,900
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	<b>\$27,300</b>	<b>\$20,300</b>	<b>\$32,400</b>	<b>\$59,900</b>	<b>\$140,000</b>



## 6. Portable Buildings 21



### Portable Building 21: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	640 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Building 21: Systems Summary		
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, reported roof leaks , Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,000	\$11,900	\$6,500	\$7,700	\$30,100
Roofing	-	\$12,900	-	-	-	\$12,900
Interiors	-	\$4,100	-	\$8,200	\$37,500	\$49,900
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	-	\$17,500	\$14,400	\$31,900
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	<b>\$27,300</b>	<b>\$20,300</b>	<b>\$32,400</b>	<b>\$59,900</b>	<b>\$140,000</b>

## 7. Portable Buildings 22



### Portable Building 22: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Building 22: Systems Summary		
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,000	\$11,900	\$6,500	\$7,700	\$30,100
Roofing	-	\$13,600	-	-	-	\$13,600
Interiors	-	\$4,100	-	\$8,200	\$37,500	\$49,900
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	-	\$17,500	\$14,400	\$31,900
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	<b>\$28,000</b>	<b>\$20,300</b>	<b>\$32,400</b>	<b>\$59,900</b>	<b>\$140,700</b>



## 8. Portable Buildings 23



### Portable Building 23: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Building 23: Systems Summary		
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,000	\$11,900	\$6,500	\$7,700	\$30,100
Roofing	-	-	-	\$20,600	-	\$20,600
Interiors	-	\$4,100	-	\$8,200	\$37,500	\$49,900
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	-	\$17,500	\$14,400	\$31,900
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	<b>\$14,400</b>	<b>\$20,300</b>	<b>\$53,000</b>	<b>\$59,900</b>	<b>\$147,700</b>

## 9. Portable Buildings 24



### Portable Building 24: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Building 24: Systems Summary		
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

### Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,000	\$11,900	\$6,500	\$7,700	\$30,100
Roofing	-	\$13,600	-	-	-	\$13,600
Interiors	-	\$4,100	-	\$8,200	\$37,500	\$49,900
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	-	\$17,500	\$14,400	\$31,900
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	<b>\$28,000</b>	<b>\$20,300</b>	<b>\$32,400</b>	<b>\$59,900</b>	<b>\$140,700</b>



## 10. Portable Buildings 26



### Portable Buildings 26: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Buildings 26: Systems Summary		
<b>HVAC</b>	Wall Mount Heat pump	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,100	\$11,900	\$6,500	\$7,700	\$30,300
Roofing	-	-	-	\$16,800	-	\$16,800
Interiors	-	-	\$4,300	\$8,200	\$37,500	\$50,100
Fire Suppression	-	-	\$3,600	\$400	\$500	\$4,500
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	-	\$17,500	\$14,400	\$31,900
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	\$1,600	\$1,600
<b>TOTALS</b>	-	<b>\$10,400</b>	<b>\$24,600</b>	<b>\$49,400</b>	<b>\$61,700</b>	<b>\$146,300</b>

## 11. Portable Buildings 27



### Portable Buildings 27: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Buildings 27: Systems Summary		
<b>HVAC</b>	Wall Mount Heat pump	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, reported roof leak, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,100	\$11,900	\$6,500	\$7,700	\$30,300
Roofing	-	\$12,900	-	-	-	\$12,900
Interiors	-	-	\$4,300	\$8,200	\$37,500	\$50,100
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	-	\$17,500	\$14,400	\$31,900
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	\$1,600	\$1,600
<b>TOTALS</b>	-	<b>\$23,300</b>	<b>\$24,600</b>	<b>\$32,400</b>	<b>\$61,500</b>	<b>\$142,000</b>



## 12. Portable Buildings 28



### Portable Buildings 28: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab/ with raised floor	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Buildings 28: Systems Summary		
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,600	-	-	\$27,300	\$32,000
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$14,200	\$12,800	\$27,000
Fire Suppression	-	-	-	\$200	\$300	\$500
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$200	-	-	\$14,100	\$14,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	<b>\$11,100</b>	<b>\$4,800</b>	<b>\$14,400</b>	<b>\$54,500</b>	<b>\$84,900</b>

## 13. Portable Buildings 29



### Portable Buildings 29: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	1,920 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab/ with raised floor	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Buildings 29: Systems Summary		
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,600	-	-	\$27,300	\$32,000
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$14,200	\$12,800	\$27,000
Fire Suppression	-	-	-	\$200	\$300	\$500
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$200	-	-	\$14,100	\$14,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	<b>\$11,100</b>	<b>\$4,800</b>	<b>\$14,400</b>	<b>\$54,500</b>	<b>\$84,900</b>



## 14. Portable Buildings 30



### Portable Buildings 30: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Buildings 30: Systems Summary		
<b>HVAC</b>	Wall Mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguisher	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	\$100
Facade	-	\$11,600	-	\$5,700	\$13,200	\$30,500
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$14,500	\$13,200	\$27,700
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$200	-	-	\$14,400	\$14,600
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
<b>TOTALS</b>	-	<b>\$18,100</b>	<b>\$8,400</b>	<b>\$20,400</b>	<b>\$41,100</b>	<b>\$88,100</b>

## 15. Portable Buildings 31



### Portable Buildings 31: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Buildings 31: Systems Summary		
<b>HVAC</b>	Wall Mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguisher	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	\$100
Facade	-	\$11,600	-	\$5,700	\$13,200	\$30,500
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$14,500	\$13,200	\$27,700
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$200	-	-	\$14,100	\$14,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
<b>TOTALS</b>	-	<b>\$18,100</b>	<b>\$8,400</b>	<b>\$20,400</b>	<b>\$40,800</b>	<b>\$87,800</b>



## 16. Portable Buildings 32



### Portable Buildings 32: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--



Portable Buildings 32: Systems Summary		
<b>HVAC</b>	Wall Mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguisher	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	\$100
Facade	-	\$11,600	-	\$5,700	\$13,200	\$30,500
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$14,500	\$13,200	\$27,700
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$200	-	-	\$14,100	\$14,300
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
<b>TOTALS</b>	-	<b>\$18,100</b>	<b>\$8,400</b>	<b>\$20,400</b>	<b>\$40,800</b>	<b>\$87,800</b>

## 17. Portable Buildings 33



### Portable Buildings 33: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Buildings 33: Systems Summary		
<b>HVAC</b>	Wall Mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguisher	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	\$100
Facade	-	\$11,600	-	\$5,700	\$13,200	\$30,500
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$14,500	\$13,200	\$27,700
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$200	-	-	\$14,400	\$14,600
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
<b>TOTALS</b>	-	<b>\$18,100</b>	<b>\$8,400</b>	<b>\$20,400</b>	<b>\$41,100</b>	<b>\$88,100</b>

## 18. Portable Buildings 34



### Portable Buildings 34: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	960 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

Portable Buildings 34: Systems Summary		
<b>HVAC</b>	Wall Mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguisher	Fair
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	smoke detectors, alarms, strobes, pull stations connected to Main Building	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of the units, the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	\$100
Facade	-	\$11,600	-	\$5,700	\$13,200	\$30,500
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$14,500	\$13,200	\$27,700
Fire Suppression	-	-	\$3,600	\$200	\$300	\$4,100
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	\$200	-	\$17,500	\$14,100	\$31,800
Fire Alarm & Comm	-	-	\$4,800	-	-	\$4,800
<b>TOTALS</b>	-	<b>\$18,100</b>	<b>\$8,400</b>	<b>\$37,900</b>	<b>\$40,800</b>	<b>\$105,300</b>



## 19. Site Restrooms



### Site Restrooms: Systems Summary

<b>Address</b>	7750 Linares Ave. Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	2003	
<b>Building Size</b>	528 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Wood siding with No windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: FRP Floors: Linoleum Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair

Site Restrooms: Systems Summary		
<b>HVAC</b>	None	--
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$4,500	\$18,700	\$23,200
Roofing	-	-	\$11,200	-	-	\$11,200
Interiors	-	-	\$5,600	\$2,700	\$30,000	\$38,300
Plumbing	-	-	-	-	\$36,200	\$36,200
Fire Suppression	-	-	\$2,000	-	-	\$2,000
Electrical	-	-	-	-	\$1,000	\$1,000
Fire Alarm & Comm	-	-	\$2,600	-	-	\$2,600
Pavement	-	-	-	-	-	-
<b>TOTALS</b>	-	-	<b>\$21,400</b>	<b>\$7,200</b>	<b>\$85,900</b>	<b>\$114,500</b>

## 20. Site Summary



### Site Information

<b>Lot Size</b>	10.3 acres (estimated)	
<b>Parking Spaces</b>	50 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage, chain link and metal tube fencing, CMU dumpster enclosures Playgrounds and sports courts Limited picnic tables	Fair
<b>Landscaping and Topography</b>	Heavy landscaping features Irrigation present	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted: LED	Fair
<b>Ancillary Structures</b>	Metal Canopy structure	Fair
<b>Key Issues and Findings</b>	Civil Engineering study, Inadequate irrigation coverage throughout the property, kindergarten playground asphalt surface worn	

## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	\$1,500	\$1,500
Plumbing	-	-	\$23,100	-	\$36,000	\$59,100
Electrical	-	\$23,500	\$7,500	\$63,100	-	\$94,100
Site Development	\$21,600	\$119,400	\$278,500	\$144,800	\$187,500	\$751,700
Pavement	-	\$21,700	-	\$25,100	\$529,200	\$576,000
Site Lighting	-	-	-	-	\$23,100	\$23,100
Landscaping	\$174,400	-	-	-	-	\$174,400
Follow-up Studies	\$7,700	-	-	-	-	\$7,700
TOTALS	\$203,700	\$164,600	\$309,100	\$233,000	\$777,300	\$1,687,600

## 21. 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 1987. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

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

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.

### Main Building: Accessibility Issues

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



### Portable Buildings 18: Accessibility Issues

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

### Portable Buildings 19: Accessibility Issues

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

### Portable Buildings 20: Accessibility Issues

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

### Portable Buildings 21: Accessibility Issues

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

### Portable Buildings 22: Accessibility Issues

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

### Portable Buildings 23: Accessibility Issues

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

### Portable Buildings 24: Accessibility Issues

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

### Portable Buildings 26: Accessibility Issues

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

### Portable Buildings 27: Accessibility Issues

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

### Portable Buildings 28: Accessibility Issues

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

### Portable Buildings 29: Accessibility Issues

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

### Portable Buildings 30: Accessibility Issues

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

### Portable Buildings 31: Accessibility Issues

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

### Portable Buildings 32: Accessibility Issues

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

### Portable Buildings 33: Accessibility Issues

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

### Portable Buildings 34: Accessibility Issues

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

### Site Restrooms: Accessibility Issues

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

### Site: Accessibility Issues

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

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

### Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>

## Reference Guide

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



## 22. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 23. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 24. Certification

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HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Indian Hills Elementary School, 7750 Linares Avenue, Jurupa Valley, California 92509, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Tony Worthy,  
Project Manager

**Reviewed by:**



---

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



## 25. Appendices

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

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## Appendix A: Photographic Record

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#1	FRONT ELEVATION
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#2	LEFT ELEVATION
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#3	REAR ELEVATION
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#4	RIGHT ELEVATION
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#5	BUILDING MOUNTED PROPERTY SIGNAGE
----	-----------------------------------



#6	EXTERIOR METAL DOOR, EXTERIOR METAL WINDOW
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#7	SINGLE-PLY TPO/PVC ROOFING
----	----------------------------



#8	METAL ROOFING
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#9	ASPHALT SHINGLE ROOFING
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#10	MODIFIED BITUMINOUS ROOFING, PORTABLE BUILDINGS
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#11	LIBRARY
-----	---------



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





#13	CLASSROOM
-----	-----------



#14	HALLWAY
-----	---------



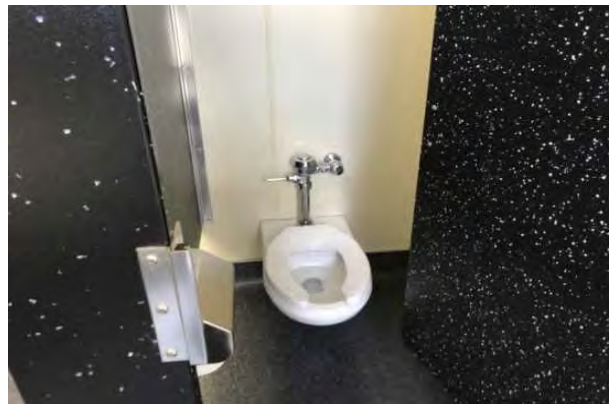
#15	MULTI-PURPOSE ROOM
-----	--------------------



#16	RESTROOM
-----	----------



#17	WATER HEATER
-----	--------------



#18	TANKLESS TOILET
-----	-----------------

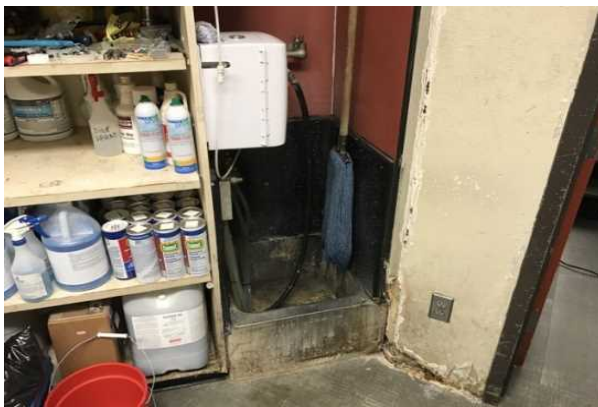




#19	VITREOUS CHINA URINAL
-----	-----------------------



#20	VITREOUS CHINA SINK
-----	---------------------



#21	FLOOR SERVICE SINK
-----	--------------------



#22	ENAMELED STEEL SINK
-----	---------------------



#23	ROOFTOP PACKAGE UNIT
-----	----------------------



#24	WALL MOUNT HEAT PUMP
-----	----------------------



#25	ROOFTOP EXHAUST FAN
-----	---------------------



#26	SWITCHBOARD
-----	-------------



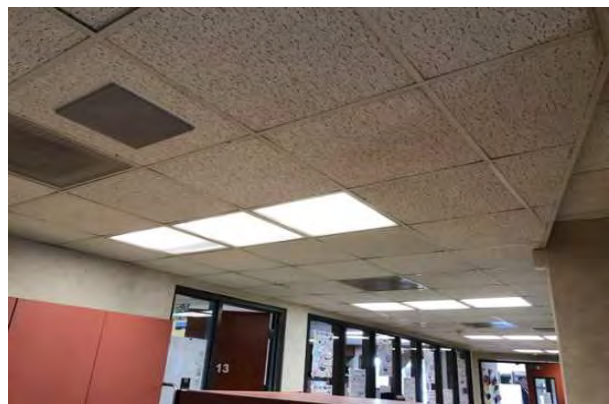
#27	OUTDOOR ELECTRICAL PANEL
-----	--------------------------



#28	INDOOR ELECTRICAL PANEL
-----	-------------------------



#29	TRANSFORMER
-----	-------------



#30	INTERIOR LIGHTING SYSTEM
-----	--------------------------





#31	EXTERIOR BUILDING LIGHT
-----	-------------------------



#32	SITE POLE LIGHT FIXTURE, EXTERIOR CONCRETE STAIR
-----	---



#33	FIRE CONTROL PANEL
-----	--------------------



#34	EXIT SIGN
-----	-----------



#35	FIRE EXTINGUISHER
-----	-------------------



#36	FIRE PULL STATION
-----	-------------------



#37	2-DOOR FREEZER
-----	----------------



#38	1-DOOR REFRIGERATOR
-----	---------------------



#39	GARBAGE DISPOSAL
-----	------------------



#40	EXTERIOR RAMP
-----	---------------



#41	SITE IRRIGATION SYSTEM
-----	------------------------



#42	METAL CANOPY STRUCTURE
-----	------------------------





#43	KINDERGARTEN PLAYGROUND
-----	-------------------------



#44	SITE METAL TUBE FENCING
-----	-------------------------



#45	SITE METAL CHAIN LINK FENCING
-----	-------------------------------



#46	PEELING AND CRACKING EXTERIOR WOOD FACADE
-----	---



#47	PLAYGROUND
-----	------------



#48	PARKING LOT
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## Appendix B: Site Plan

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### Site Plan



SOURCE:

Google Earth



ON-SITE DATE:

9/19/2019

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## Appendix C: Pre-Survey Questionnaire

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# Facility Condition Assessment Pre-Survey Questionnaire

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

**NAME OF INSTITUTION:** JURUPA UNIFIED SCHOOL DISTRICT

Name of School/Facility: Indian Hills ES No. of Buildings: (1) bldg.. - 4 sections;  
(17) portables

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

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

### SITE INFORMATION

Year of Construction: 1987	<b>Built:</b>	<b>Renovated:</b>	<b>Historical: N</b>
No. of Stories: single		Floor(s)	
Total Site Area: 10.3		Acres	
Total Building Area: 44,594		Sq. ft.	
<b>Building Replacement Value:</b>	<b>\$ UNK</b>		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	<b>None</b>		
2. HVAC	<b>2002</b>	PM 2019	
3. Plumbing System/Fixtures	<b>Original</b>		
4. Electrical System/Lighting	<b>2016</b>		Lighting LED, transformers
5. Life-Safety/Fire	<b>2010</b>	2019	Main Panel upgrade only
6. Roofs	<b>Original</b>		

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	Repaved parkin lots; paint ext. (9) portables; admin. casework, re-carpeted all rooms
Planned Capital Expenditure For Next Year?	Paint exterior? New playground structure and matting
Age of the Roof?	1987, re-shingled sections 2005
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	NA

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

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



A Bureau Veritas Group Company

# Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
<b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>					
4		N			
5	Y				P21, Repair/remediation made
6	Y				Test came back clear
7		N			
8	Y				
9	Y				
10			UN		
<b>GENERAL SITE</b>					
11		N			
12	Y				Coverage issues
<b>BUILDING STRUCTURE</b>					
13		N			
14		N			
15		N			
16		N			





A Bureau Veritas Group Company

# Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
<b>BUILDING ENVELOPE</b>						
17	Are there any roof leaks?	Y				Portables only P21, P20, P27, P31
18	Is the roofing covered by a warranty or bond?		N			
19	Are there any poorly insulated areas?		N			
20	Is Fire Retardant Treated (FRT) plywood used?		N			
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N			
<b>BUILDING HVAC &amp; ELECTRICAL</b>						
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24	Does any part of the electrical system use aluminum wiring?		N			
25	Are there any problems with the utilities, such as inadequate capacities?		N			
<b>PLUMBING</b>						
26	Is the property served by private water well?		N			
27	Is the property served by a private septic system or other waste treatment systems?		N			
28	Does the sanitary sewer system back-up? If so, provide locations in comments		N			
29	Is polybutylene piping used?		N			
30	Is galvanized piping used?		N			
31	Are there any plumbing leaks or water pressure problems?		N			



# Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
<b>ADA</b>					
32		N			
33		N			
34		N			
35		N			
36		N			
37				NA	No elevator

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?	
1	Playground structure is original metal structures
2	
3	

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



# Facility Condition Assessment Pre-Survey Questionnaire

ITEMS PROVIDED TO EMG AUDITORS				
	YES	NO	NA	ADDITIONAL COMMENTS
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

9/12/19  
Date

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## Appendix D: Component Condition Report

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# Component Condition Report

## Indian Hills Elementary School / Main Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Main Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	10,580 SF	18	1434290
B2011	Main Building Exterior	Poor	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,460 SF	1	1434268
B2011	Main Building Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	2,460 SF	3	1434098
B2011	Main Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10,580 SF	2	1434109
B2021	Main Building Exterior	Fair	Window, 24 SF	149	5	1434309
B2032	Main Building Exterior	Fair	Exterior Door, Steel	31	8	1434229
B2034	Main Building Kitchen	Fair	Overhead Door, 56 SF	1	21	1434154
<b>Roofing</b>						
B3011	Main Building Roof	Fair	Roof, Asphalt Shingle 30-Year	17,270 SF	16	1434224
B3011	Main Building Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	18,710 SF	3	1434208
<b>Interiors</b>						
C1012	Main Building	Fair	Movable Partitions, Fabric Office 6' Height	30 LF	3	1434249
C1017	Main Building	Fair	Interior Window, 24 SF	80	8	1434292
C1021	Main Building	Fair	Interior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	20	8	1434121
C1021	Main Building	Fair	Interior Door, Wood Solid-Core	17	8	1434160
C1031	Main Building Restroom	Fair	Toilet Partitions, Metal	17	4	1434301
C3012	Main Building	Fair	Interior Wall Finish, Wood Paneling	1,722 SF	4	1434126
C3012	Main Building	Fair	Interior Wall Finish, Ceramic Tile	3,445 SF	8	1440641
C3012	Main Building	Fair	Interior Wall Finish, Wallpaper	37,892 SF	2	1434139
C3024	Main Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	6,602 SF	4	1434202
C3024	Main Building Kitchen	Fair	Interior Floor Finish, Quarry Tile	281 SF	18	1434247
C3024	Main Building	Fair	Interior Floor Finish, Composite Floor Tile	2,871 SF	12	1434142
C3024	Main Building	Fair	Interior Floor Finish, Linoleum	861 SF	3	1434248
C3024	Main Building	Fair	Interior Floor Finish, Ceramic Tile	861 SF	8	1434270
C3025	Main Building	Fair	Interior Floor Finish, Carpet Commercial Tile	17,224 SF	6	1434165
C3031	Main Building	Fair	Interior Ceiling Finish, Wood	3,732 SF	4	1434168
C3031	Main Building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,148 SF	4	1434250
C3032	Main Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	23,252 SF	4	1434304
<b>Plumbing</b>						
D2011	Main Building Restroom	Fair	Toilet, Commercial Water Closet	18	6	1434221
D2012	Main Building Restroom	Fair	Urinal, Standard	5	6	1434192
D2014	Main Building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	4	1434213
D2014	Main Building	Fair	Service Sink, Floor	1	3	1434173
D2014	Main Building Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	13	6	1434112
D2014	Main Building Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	4	1434161



**Indian Hills Elementary School / Main Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Main Building Exterior	Fair	Service Sink, Floor	1	3	1434215
D2018	Main Building Exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1434164
D2023	Main Building Exterior Utility Closet	Fair	Water Heater, 6 GAL	1	2	1434148
D2023	Main Building	Fair	Water Heater, 50 GAL	1	3	1434283
D2023	Main Building Supply Closet	Fair	Water Heater, 10 GAL	1	3	1434170
D2029	Main Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	28,706 SF	8	1479693
<b>Fire Suppression</b>						
D4019	Main Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	28,706 SF	4	1441146
D4031	Main Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	25	6	1434284
<b>HVAC</b>						
D3041	Main Building	Fair	HVAC System Ductwork, High Density	1,295 SF	5	1434228
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434227
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434156
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434264
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434188
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434246
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434169
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434269
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434275
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434230
D3042	Main Building Roof	Fair	Exhaust Fan, 75 CFM	1	11	1434253
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 7.5 TON	1	1	1434104
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-17]	1	13	1434295
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 7.5 TON	1	1	1434117
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [ACT RM 15]	1	13	1434167
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 3 TON [RSP]	1	13	1434258
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 12.5 TON	1	1	1434162
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-14]	1	13	1434286
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-10]	1	13	1434176
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 3 TON [HALL 1-5]	1	13	1434254
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-6]	1	13	1434155
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 3 TON [HALL 10-13]	1	13	1434239
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 7.5 TON	1	1	1434153
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-3]	1	13	1434195
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [HALL 14-17]	1	13	1434218
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-8]	1	13	1434189
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-12]	1	13	1434211
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-7]	1	13	1434099

**Indian Hills Elementary School / Main Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 7.5 TON	1	1	1434127
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-5]	1	13	1434308
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 10 TON	1	1	1434240
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 3 TON [HALL 6-9]	1	13	1434303
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 7.5 TON	1	1	1434271
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 7.5 TON	1	1	1434241
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 7.5 TON	1	1	1434252
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-4]	1	13	1434314
D3052	Main Building Roof	Fair	Packaged Unit (RTU), 4 TON [RM-9]	1	13	1434209
D3052	Main Building Roof	Poor	Packaged Unit (RTU), 7.5 TON	1	1	1434251
<b>Electrical</b>						
D5012	Main Building	Fair	Main Distribution Panel-225 AMP, 225 AMP [HB]	1	4	1434135
D5012	Main Building Roof	Fair	Secondary Transformer, 45 kVA [T1/PNL LA]	1	27	1434274
D5012	Main Building Roof	Fair	Secondary Transformer, 45 kVA [T2/PNL LB]	1	27	1434134
D5012	Main Building Electrical room	Fair	Building/Main Switchboard, 600 AMP	1	8	1434266
D5012	Main Building	Fair	Main Distribution Panel-225 AMP, 225 AMP [HP]	1	4	1434105
D5012	Main Building Roof	Fair	Secondary Transformer, 45 kVA [T3/PNL LC]	1	27	1434143
D5019	Main Building	Fair	Electrical Wiring & Switches, High Density/Complexity	28,706 SF	8	1434256
D5022	Main Building Exterior	Fair	Light Fixture, 250 WATT	10	16	1434120
D5022	Main Building Exterior	Fair	Light Fixture, 100 WATT	15	17	1434141
D5029	Main Building	Fair	Lighting System, Interior, High Density & Standard Fixtures	28,706 SF	17	1434222
D5092	Main Building	Fair	Exit Sign Light Fixture, LED	30	3	1434125
D5092	Main Building	Fair	Emergency Light, 2-Head w/ Battery	12	3	1434174
<b>Fire Alarm &amp; Comm</b>						
D5037	Main Building Electrical room	Fair	Fire Alarm Control Panel, Addressable	1	6	1434123
<b>Equipment/Special</b>						
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	13	1434194
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	2	1434312
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Food Warmer	1	4	1434245
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	6	1434282
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Food Warmer	1	4	1434115
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Food Warmer	1	4	1434151
E1093	Main Building Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	2	1434140
E2012	Main Building	Fair	Kitchen Cabinetry, Stock Hardwood	520 LF	4	1434279
<b>Pavement</b>						
G2035	Main Building	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	32 LF	18	1434166

**Indian Hills Elementary School / Portable Classroom #18**

Indian Hills Elementary School / Portable Classroom #18				Quantity	RUL	ID
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 18 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	4	1434206
B2011	Portable Building 18 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1434311
B2021	Portable Building 18 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	2	1434181
B2032	Portable Building 18 Exterior	Fair	Exterior Door, Steel	1	8	1434129
<b>Roofing</b>						
B3011	Portable Building 18 Roof	Fair	Roof, Modified Bituminous	1,128 SF	3	1434185
<b>Interiors</b>						
C1011	Portable Building 18	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	18	1434183
C3025	Portable Building 18	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1434288
C3032	Portable Building 18	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1434310
<b>Fire Suppression</b>						
D4019	Portable Buildings 18	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1441149
D4031	Portable Building 18	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1434210
<b>HVAC</b>						
D3052	Portable Building 18 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#18]	1	1	1434262
<b>Electrical</b>						
D5019	Portable Building 18	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479697
D5022	Portable Building 18 Exterior	Fair	Light Fixture, 150 WATT	1	17	1434214
D5029	Portable Building 18	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1434287
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 18	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479699
<b>Pavement</b>						
G2035	Portable Building 18 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	37	1434193
<b>Indian Hills Elementary School / Portable Classroom #19</b>						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 19 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	4	1445539
B2011	Portable Building 19 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445541
B2021	Portable Building 19 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	2	1445545
B2032	Portable Building 19 Exterior	Fair	Exterior Door, Steel	1	8	1445542
<b>Roofing</b>						
B3011	Portable Building 19 Roof	Fair	Roof, Modified Bituminous	1,128 SF	3	1445546
<b>Interiors</b>						
C1011	Portable Building 19	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	18	1445536
C3025	Portable Building 19	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1445537

**Indian Hills Elementary School / Portable Classroom #19**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Portable Building 19	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1445535
<b>Fire Suppression</b>						
D4019	Portable Buildings 19	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445547
D4031	Portable Building 19	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1445534
<b>HVAC</b>						
D3052	Portable Building 19 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#19]	1	1	1434180
<b>Electrical</b>						
D5019	Portable Building 19	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479700
D5022	Portable Building 19 Exterior	Fair	Light Fixture, 150 WATT	1	17	1445540
D5029	Portable Building 19	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445538
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 19	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479701
<b>Pavement</b>						
G2035	Portable Building 19 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	37	1445544

**Indian Hills Elementary School / Portable Classroom #20**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 20 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	4	1445553
B2011	Portable Building 20 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445555
B2021	Portable Building 20 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	2	1445559
B2032	Portable Building 20 Exterior	Fair	Exterior Door, Steel	1	8	1445556
<b>Roofing</b>						
B3011	Portable Building 20 Roof	Poor	Roof, Modified Bituminous	1,128 SF	1	1445560
<b>Interiors</b>						
C1011	Portable Building 20	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	18	1445550
C3025	Portable Building 20	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1445551
C3032	Portable Building 20	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1445549
<b>Fire Suppression</b>						
D4019	Portable Buildings 20	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445561
D4031	Portable Building 20	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1445548
<b>HVAC</b>						
D3052	Portable Building 20 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#20]	1	1	1445557
<b>Electrical</b>						
D5019	Portable Building 20	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479702
D5022	Portable Building 20 Exterior	Fair	Light Fixture, 150 WATT	1	17	1445554
D5029	Portable Building 20	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445552
<b>Fire Alarm &amp; Comm</b>						

**Indian Hills Elementary School / Portable Classroom #20**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Portable Building 20	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479703
<b>Pavement</b>						
G2035	Portable Building 20 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	37	1445558

**Indian Hills Elementary School / Portable Classroom #21**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 21 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	4	1445567
B2011	Portable Building 21 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445569
B2021	Portable Building 21 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	2	1445573
B2032	Portable Building 21 Exterior	Fair	Exterior Door, Steel	1	8	1445570
<b>Roofing</b>						
B3011	Portable Building 21 Roof	Poor	Roof, Modified Bituminous	1,128 SF	1	1445574
<b>Interiors</b>						
C1011	Portable Building 21	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	18	1445564
C3025	Portable Building 21	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1445565
C3032	Portable Building 21	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1445563
<b>Fire Suppression</b>						
D4019	Portable Buildings 21	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445575
D4031	Portable Building 21	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1445562
<b>HVAC</b>						
D3052	Portable Building 21 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#21]	1	1	1445571
<b>Electrical</b>						
D5019	Portable Building 21	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479704
D5022	Portable Building 21 Exterior	Fair	Light Fixture, 150 WATT	1	17	1445568
D5029	Portable Building 21	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445566
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 21	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479705
<b>Pavement</b>						
G2035	Portable Building 21 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	37	1445572

**Indian Hills Elementary School / Portable Classroom #22**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 22 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	4	1445581
B2011	Portable Building 22 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445583
B2021	Portable Building 22 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	2	1445587
B2032	Portable Building 22 Exterior	Fair	Exterior Door, Steel	1	8	1445584



**Indian Hills Elementary School / Portable Classroom #22**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Portable Building 22 Roof	Fair	Roof, Modified Bituminous	1,128 SF	3	1445588
<b>Interiors</b>						
C1011	Portable Building 22	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	18	1445578
C3025	Portable Building 22	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1445579
C3032	Portable Building 22	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1445577
<b>Fire Suppression</b>						
D4019	Portable Buildings 22	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445589
D4031	Portable Building 22	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1445576
<b>HVAC</b>						
D3052	Portable Building 22 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#22]	1	1	1445585
<b>Electrical</b>						
D5019	Portable Building 22	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479706
D5022	Portable Building 22 Exterior	Fair	Light Fixture, 150 WATT	1	17	1445582
D5029	Portable Building 22	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445580
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 22	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479707
<b>Pavement</b>						
G2035	Portable Building 22 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	37	1445586

**Indian Hills Elementary School / Portable Classroom #23**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 23 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445597
B2011	Portable Building 23 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	4	1445595
B2021	Portable Building 23 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	2	1445601
B2032	Portable Building 23 Exterior	Fair	Exterior Door, Steel	1	8	1445598
<b>Roofing</b>						
B3011	Portable Building 23 Roof	Fair	Roof, Metal	1,128 SF	8	1434291
<b>Interiors</b>						
C1011	Portable Building 23	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	18	1445592
C3025	Portable Building 23	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1445593
C3032	Portable Building 23	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1445591
<b>Fire Suppression</b>						
D4019	Portable Buildings 23	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445603
D4031	Portable Building 23	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1445590
<b>HVAC</b>						
D3052	Portable Building 23 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#23]	1	1	1445599

**Indian Hills Elementary School / Portable Classroom #23**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5019	Portable Building 23	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479708
D5022	Portable Building 23 Exterior	Fair	Light Fixture, 150 WATT	1	17	1445596
D5029	Portable Building 23	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445594
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 23	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479709
<b>Pavement</b>						
G2035	Portable Building 23 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	37	1445600

**Indian Hills Elementary School / Portable Classroom #24**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 24 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445611
B2011	Portable Building 24 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	4	1445609
B2021	Portable Building 24 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	2	1445615
B2032	Portable Building 24 Exterior	Fair	Exterior Door, Steel	1	8	1445612
<b>Roofing</b>						
B3011	Portable Building 24 Roof	Fair	Roof, Modified Bituminous	1,128 SF	3	1445616
<b>Interiors</b>						
C1011	Portable Building 24	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	18	1445606
C3025	Portable Building 24	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1445607
C3032	Portable Building 24	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	3	1445605
<b>Fire Suppression</b>						
D4019	Portable Buildings 24	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445617
D4031	Portable Building 24	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1445604
<b>HVAC</b>						
D3052	Portable Building 24 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#24]	1	1	1445613
<b>Electrical</b>						
D5019	Portable Building 24	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479710
D5022	Portable Building 24 Exterior	Fair	Light Fixture, 150 WATT	1	17	1445610
D5029	Portable Building 24	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445608
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 24	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479711
<b>Pavement</b>						
G2035	Portable Building 24 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	37	1445614

**Indian Hills Elementary School / Portable Classroom #26**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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**Indian Hills Elementary School / Portable Classroom #26**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 26 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	4	1434219
B2011	Portable Building 26 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1434186
B2021	Portable Building 26 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	3	1434234
B2032	Portable Building 26 Exterior	Fair	Exterior Door, Steel	1	8	1434122
<b>Roofing</b>						
B3011	Portable Building 26 Roof	Fair	Roof, Modified Bituminous	1,128 SF	10	1434296
<b>Interiors</b>						
C1011	Portable Building 26	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	18	1434220
C3025	Portable Building 26	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1434101
C3032	Portable Building 26	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	5	1434124
<b>Fire Suppression</b>						
D4019	Portable Building 26	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1441183
D4031	Portable Building 26	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1434132
<b>HVAC</b>						
D3052	Portable Building 26	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#26]	1	1	1434190
<b>Electrical</b>						
D5019	Portable Building 26	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479712
D5022	Portable Building 26 Exterior	Fair	Light Fixture, 150 WATT	1	17	1434260
D5029	Portable Building 26	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1434261
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 26	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479713
<b>Pavement</b>						
G2035	Portable Building 26 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	18	1434244

**Indian Hills Elementary School / Portable Classroom #27**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 27 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445636
B2011	Portable Building 27 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	4	1445635
B2021	Portable Building 27 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	3	1445634
B2032	Portable Building 27 Exterior	Fair	Exterior Door, Steel	1	8	1445637
<b>Roofing</b>						
B3011	Portable Building 27	Poor	Roof, Modified Bituminous	1,128 SF	1	1479766
<b>Interiors</b>						
C1011	Portable Building 27	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	18	1445628
C3025	Portable Building 27	Fair	Interior Floor Finish, Carpet Commercial Tile	960 SF	6	1445629
C3032	Portable Building 27	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	5	1445625

**Indian Hills Elementary School / Portable Classroom #27**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Suppression</b>						
D4019	Portable Building 27	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445631
D4031	Portable Building 27	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1445630
<b>HVAC</b>						
D3052	Portable Building 27 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#27]	1	1	1434119
<b>Electrical</b>						
D5019	Portable Building 27	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479714
D5022	Portable Building 27 Exterior	Fair	Light Fixture, 150 WATT	1	17	1445633
D5029	Portable Building 27	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445627
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 27	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479715
<b>Pavement</b>						
G2035	Portable Building 27 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	18	1445632

**Indian Hills Elementary School / Portable Classroom #28**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 28 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1434267
B2011	Portable Building 28 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	13	1434307
B2021	Portable Building 28 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	13	1434128
B2032	Portable Building 28 Exterior	Fair	Exterior Door, Steel	1	21	1434263
<b>Roofing</b>						
B3011	Portable Building 28 Roof	Fair	Roof, Metal	1,128 SF	23	1434159
<b>Interiors</b>						
C1011	Portable Building 28	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1434137
C3025	Portable Building 28	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	6	1434302
C3032	Portable Building 28	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1434212
<b>Fire Suppression</b>						
D4031	Portable Building 28	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1434102
<b>HVAC</b>						
D3052	Portable Building 28 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#28]	1	1	1434277
<b>Electrical</b>						
D5019	Portable Building 28	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	23	1479716
D5022	Portable Building 28 Exterior	Fair	Light Fixture, 150 WATT	1	3	1434152
D5029	Portable Building 28	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1434172
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 28	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479717
<b>Pavement</b>						

**Indian Hills Elementary School / Portable Classroom #28**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2035	Portable Building 28 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	38	1434238

**Indian Hills Elementary School / Portable Classroom #29**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portable Building 29 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	13	1445646
B2011	Portable Building 29 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1445645
B2021	Portable Building 29 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	13	1445649
B2032	Portable Building 29 Exterior	Fair	Exterior Door, Steel	1	21	1445644
<b>Roofing</b>						
B3011	Portable Building 29 Roof	Fair	Roof, Metal	1,128 SF	23	1445650
<b>Interiors</b>						
C1011	Portable Building 29	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1445643
C3025	Portable Building 29	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	6	1445642
C3032	Portable Building 29	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1445640
<b>Fire Suppression</b>						
D4031	Portable Building 29	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1445639
<b>HVAC</b>						
D3052	Portable Building 29 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#29]	1	1	1434147
<b>Electrical</b>						
D5019	Portable Building 29	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	23	1479718
D5022	Portable Building 29 Exterior	Fair	Light Fixture, 150 WATT	1	3	1445647
D5029	Portable Building 29	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445641
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 29	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479719
<b>Pavement</b>						
G2035	Portable Building 29 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	38	1445648
<b>Indian Hills Elementary School / Portable Classroom #30</b>						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	Portable Building 30 Exterior	Fair	Exterior Stair/Ramp Rails, Wood, Refinish	20 LF	3	1434197
<b>Facade</b>						
B2011	Portable Building 30 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1434231
B2011	Portable Building 30 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1434243
B2021	Portable Building 30 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	13	1434257
B2032	Portable Building 30 Exterior	Fair	Exterior Door, Steel	1	23	1434103
<b>Roofing</b>						



**Indian Hills Elementary School / Portable Classroom #30**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Portable Building 30 Roof	Fair	Roof, Metal	1,128 SF	23	1434237
<b>Interiors</b>						
C1011	Portable Building 30	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1434097
C3025	Portable Building 30	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1434149
C3032	Portable Building 30	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1434171
<b>Fire Suppression</b>						
D4019	Portable Buildings 30	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1441196
D4031	Portable Building 30	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1479789
<b>HVAC</b>						
D3052	Portable Building 30 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#30]	1	1	1434158
<b>Electrical</b>						
D5019	Portable Building 30	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	23	1479720
D5022	Portable Building 30 Exterior	Fair	Light Fixture, 150 WATT	1	3	1434157
D5022	Portable Building 30	Fair	Light Fixture, 150 WATT	1	17	1434226
D5029	Portable Building 30	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1434110
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 30	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479721

**Indian Hills Elementary School / Portable Classroom #31**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	Portable Building 31 Exterior	Fair	Exterior Stair/Ramp Rails, Wood, Refinish	20 LF	3	1445659
<b>Facade</b>						
B2011	Portable Building 31 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1445657
B2011	Portable Building 31 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445658
B2021	Portable Building 31 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	13	1445660
B2032	Portable Building 31 Exterior	Fair	Exterior Door, Steel	1	23	1445661
<b>Roofing</b>						
B3011	Portable Building 31 Roof	Fair	Roof, Metal	1,128 SF	23	1445662
<b>Interiors</b>						
C1011	Portable Building 31	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1445653
C3025	Portable Building 31	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1445655
C3032	Portable Building 31	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1445654
<b>Fire Suppression</b>						
D4019	Portable Buildings 31	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445663
D4031	Portable Building 31	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1479793
<b>HVAC</b>						
D3052	Portable Building 31 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#31]	1	1	1434136

**Indian Hills Elementary School / Portable Classroom #31**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5019	Portable Building 31	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	23	1479722
D5022	Portable Building 31 Exterior	Fair	Light Fixture, 150 WATT	1	3	1445656
D5022	Portable Building 31	Fair	Light Fixture, 150 WATT	1	17	1445652
D5029	Portable Building 31	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445651
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 31	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479723

**Indian Hills Elementary School / Portable Classroom #32**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	Portable Building 32 Exterior	Fair	Exterior Stair/Ramp Rails, Wood, Refinish	20 LF	3	1445672
<b>Facade</b>						
B2011	Portable Building 32 Exterior	Excellent	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445671
B2011	Portable Building 32 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1445670
B2021	Portable Building 32 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	13	1445673
B2032	Portable Building 32 Exterior	Fair	Exterior Door, Steel	1	23	1445674
<b>Roofing</b>						
B3011	Portable Building 32 Roof	Fair	Roof, Metal	1,128 SF	23	1445675
<b>Interiors</b>						
C1011	Portable Building 32	Fair	Interior Wall Construction, Fiberglass Panel	1,170 SF	33	1445666
C3025	Portable Building 32	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1445668
C3032	Portable Building 32	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1445667
<b>Fire Suppression</b>						
D4019	Portable Buildings 32	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445676
D4031	Portable Building 30	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1479790
<b>HVAC</b>						
D3052	Portable Building 32 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#32]	1	1	1434199
<b>Electrical</b>						
D5019	Portable Building 18	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	23	1479724
D5022	Portable Building 32 Exterior	Fair	Light Fixture, 150 WATT	1	3	1445669
D5029	Portable Building 32	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445664
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 18	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479725

**Indian Hills Elementary School / Portable Classroom #33**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						

**Indian Hills Elementary School / Portable Classroom #33**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B1015	Portable Building 33 Exterior	Fair	Exterior Stair/Ramp Rails, Wood, Refinish	20 LF	3	1445685
<b>Facade</b>						
B2011	Portable Building 33 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1445683
B2011	Portable Building 33 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445684
B2021	Portable Building 33 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	13	1445686
B2032	Portable Building 33 Exterior	Fair	Exterior Door, Steel	1	23	1445687
<b>Roofing</b>						
B3011	Portable Building 33 Roof	Fair	Roof, Metal	1,128 SF	23	1445688
<b>Interiors</b>						
C1011	Portable Building 33	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1445679
C3025	Portable Building 33	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1445681
C3032	Portable Building 33	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1445680
<b>Fire Suppression</b>						
D4019	Portable Buildings 33	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445689
D4031	Portable Building 33	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1479791
<b>HVAC</b>						
D3052	Portable Building 33 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#33]	1	1	1434272
<b>Electrical</b>						
D5019	Portable Building 33	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	23	1479726
D5022	Portable Building 33 Exterior	Fair	Light Fixture, 150 WATT	1	3	1445682
D5022	Portable Building 33	Fair	Light Fixture, 150 WATT	1	17	1445678
D5029	Portable Building 33	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445677
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 33	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479727

**Indian Hills Elementary School / Portable Classroom #34**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	Portable Building 34 Exterior	Fair	Exterior Stair/Ramp Rails, Wood, Refinish	20 LF	3	1445698
<b>Facade</b>						
B2011	Portable Building 34 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	10	1445697
B2011	Portable Building 34 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	3	1445696
B2021	Portable Building 34 Exterior	Fair	Single-Pane Exterior Window, 24 SF	2	13	1445699
B2032	Portable Building 34 Exterior	Fair	Exterior Door, Steel	1	23	1445700
<b>Roofing</b>						
B3011	Portable Building 34 Roof	Fair	Roof, Metal	1,178 SF	23	1445701
<b>Interiors</b>						
C1011	Portable Building 34	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1445692

**Indian Hills Elementary School / Portable Classroom #34**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Portable Building 34	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1445694
C3032	Portable Building 34	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1445693
<b>Fire Suppression</b>						
D4019	Portable Buildings 34	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1445702
D4031	Portable Building 34	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1479792
<b>HVAC</b>						
D3052	Portable Building 34 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [#34]	1	1	1434289
<b>Electrical</b>						
D5019	Portable Building 34	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	8	1479728
D5022	Portable Building 34 Exterior	Fair	Light Fixture, 150 WATT	1	3	1445695
D5029	Portable Building 34	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	17	1445690
<b>Fire Alarm &amp; Comm</b>						
D5037	Portable Building 34	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	4	1479729

**Indian Hills Elementary School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	Site	Fair	Exterior Stairs, Masonry	20 SF	18	1441193
B1022	Site	Fair	Roof Structure, Pitched, Steel Framing	1,200 SF	43	1434233
<b>Plumbing</b>						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	5	5	1434203
<b>Electrical</b>						
D5012	Site	Fair	Secondary Transformer, 150 kVA	1	2	1434138
D5012	Site	Fair	Main Distribution Panel-400 AMP, 400 AMP	1	4	1434187
D5012	Site	Fair	Building/Main Switchboard, 600 AMP [DB-1]	1	8	1434294
D5012	Site	Fair	Secondary Transformer, Dry, 45 kVA	1	27	1434298
<b>Pavement</b>						
G2022	Site	Good	Parking Lots, Asphalt Pavement, Mill & Overlay	40,985 SF	22	1434242
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	40,985 SF	2	1434281
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	26,562 SF	18	1434144
G2035	Site	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	200 LF	18	1434107
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	3,316 LF	8	1434201
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	450 LF	8	1434196
G2044	Site	Fair	Signage, Property, Monument/Pylon	1	11	1480139
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	3	1434133
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Concrete	15	4	1434182
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	6	16	1434273

**Indian Hills Elementary School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	30,375 SF	2	1434255
G2047	Kindergarten Playground	Fair	Play Structure, Swing Set only, 4 Seats	1	6	1434100
G2047	Kindergarten playground	Poor	Play Surfaces & Sports Courts, Asphalt	2,998 SF	0	1434236
G2047	Playground	Fair	Play Structure, Swing Set only, 4 Seats	3	4	1434146
G2047	Playground	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	6,640 SF	5	1434108
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	8	3	1434150
G2047	Kindergarten Playground	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	2,325 SF	4	1443305
G2047	Playground	Fair	Play Structure, Medium	1	16	1434118
G2047	Playground	Fair	Play Structure, Large	1	16	1434216
G2048	Site	Fair	Flagpole, Metal	1	5	1434106
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High	50 LF	15	1443297
<b>Landscaping</b>						
G2057	Site	Poor	Irrigation System, Replace/Install	45,000 SF	0	1434163
<b>Site Lighting</b>						
G4021	Site	Fair	Site Pole Light, 1000 WATT, Replace/Install	3	17	1434265
<b>Follow-up Studies</b>						
P000X	Site	Poor	Engineer, Civil, Landscaping	1	0	1480140

**Indian Hills Elementary School / Site Restrooms**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Site Restroom Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,008 SF	10	1434191
B2011	Site Restroom Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,008 SF	14	1434313
B2032	Site Restroom Exterior	Fair	Exterior Door, Steel	4	24	1434113
<b>Roofing</b>						
B3011	Site Restroom Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	528 SF	4	1434278
<b>Interiors</b>						
C1031	Site Restroom	Fair	Toilet Partitions, Plastic/Laminate	6	4	1434306
C3012	Site Restroom	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,008 SF	14	1434299
C3024	Site Restroom	Fair	Interior Floor Finish, Linoleum	528 SF	13	1434179
C3032	Site Restroom	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	528 SF	9	1434225
<b>Plumbing</b>						
D2011	Site Restroom	Fair	Toilet, Commercial Water Closet	8	14	1434232
D2012	Site Restroom	Fair	Urinal, Standard	2	14	1434285
D2014	Site Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	14	1434178
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	528 SF	24	1480103
<b>Fire Suppression</b>						
D4019	Site Restrooms	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	528 SF	4	1441195



**Indian Hills Elementary School / Site Restrooms**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5019	Site Restroom	Fair	Full Electrical System Upgrade, Low Density/Complexity	528 SF	24	1479730
D5022	Site Restroom Exterior	Fair	Light Fixture, 100 WATT	4	11	1434175
<b>Fire Alarm &amp; Comm</b>						
D5037	Site Restroom	Fair	Fire Alarm System, Standard Addressable, Install	528 SF	4	1479731
<b>Pavement</b>						
G2035	Site Restroom Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	64 LF	34	1434096

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## Appendix E: Replacement Reserves

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Replacement Reserves Report

10/22/2019

Indian Hills Elementary School

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

Indian Hills Elementary School / Main Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	1434268	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	2460	SF	\$3.32	\$8,170		\$8,170										\$8,170									\$16,339	
B2011	1434109	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	8	2	10580	SF	\$3.54	\$37,479			\$37,479									\$37,479									\$74,957	
B2011	1434098	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	2460	SF	\$8.30	\$20,424				\$20,424																	\$20,424	
B2011	1434290	Exterior Wall, Stucco, 1-2 Stories, Replace	50	32	18	10580	SF	\$22.14	\$234,241																	\$234,241				\$234,241	
B2021	1434309	Window, 24 SF, Replace	30	25	5	149	EA	\$1,051.65	\$156,696					\$156,696																\$156,696	
B2032	1434229	Exterior Door, Steel, Replace	40	32	8	31	EA	\$664.20	\$20,590									\$20,590												\$20,590	
B3011	1434208	Roof, Single-Ply TPO/PVC Membrane, Replace	20	17	3	18710	SF	\$18.82	\$352,103				\$352,103																	\$352,103	
B3011	1434224	Roof, Asphalt Shingle 30-Year, Replace	30	14	16	17270	SF	\$6.09	\$105,148															\$105,148						\$105,148	
C1012	1434249	Movable Partitions, Fabric Office 6' Height, Replace	25	22	3	30	LF	\$32.55	\$976				\$976																	\$976	
C1017	1434292	Interior Window, 24 SF, Replace	40	32	8	80	EA	\$940.95	\$75,276									\$75,276												\$75,276	
C1021	1434121	Interior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed, Replace	40	32	8	20	EA	\$1,439.10	\$28,782									\$28,782												\$28,782	
C1021	1434160	Interior Door, Wood Solid-Core, Replace	40	32	8	17	EA	\$774.90	\$13,173									\$13,173												\$13,173	
C1031	1434301	Toilet Partitions, Metal, Replace	20	16	4	17	EA	\$940.95	\$15,996				\$15,996																	\$15,996	
C3012	1434139	Interior Wall Finish, Wallpaper, Replace	15	13	2	37892	SF	\$2.44	\$92,282			\$92,282														\$92,282				\$184,564	
C3012	1434126	Interior Wall Finish, Wood Paneling, Replace	30	26	4	1722	SF	\$29.89	\$51,469				\$51,469																	\$51,469	
C3012	1440641	Interior Wall Finish, Ceramic Tile, Replace	40	32	8	3445	SF	\$19.93	\$68,645								\$68,645													\$68,645	
C3024	1434248	Interior Floor Finish, Linoleum, Replace	15	12	3	861	SF	\$3.87	\$3,336				\$3,336													\$3,336				\$6,672	
C3024	1434202	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	6602	SF	\$5.54	\$36,542				\$36,542													\$36,542				\$73,084	
C3024	1434270	Interior Floor Finish, Ceramic Tile, Replace	40	32	8	861	SF	\$19.93	\$17,156							\$17,156														\$17,156	
C3024	1434142	Interior Floor Finish, Composite Floor Tile, Replace	15	3	12	2871	SF	\$9.96	\$28,604									\$28,604												\$28,604	
C3024	1434247	Interior Floor Finish, Quarry Tile, Replace	50	32	18	281	SF	\$28.78	\$8,088																	\$8,088				\$8,088	
C3025	1434165	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	17224	SF	\$7.20	\$123,935						\$123,935										\$123,935					\$247,871	
C3031	1434168	Interior Ceiling Finish, Wood, Replace	30	26	4	3732	SF	\$15.50	\$57,839				\$57,839																	\$57,839	
C3031	1434250	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	1148	SF	\$2.21	\$2,542				\$2,542										\$2,542							\$5,083	
C3032	1434304	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	21	4	23252	SF	\$3.87	\$90,090				\$90,090																	\$90,090	
D2011	1434221	Toilet, Commercial Water Closet, Replace	30	24	6	18	EA	\$1,439.10	\$25,904						\$25,904															\$25,904	
D2012	1434192	Urinal, Standard, Replace	30	24	6	5	EA	\$1,217.70	\$6,089						\$6,089															\$6,089	
D2014	1434173	Service Sink, Floor, Replace	35	32	3	1	EA	\$885.60	\$886				\$886																	\$886	
D2014	1434215	Service Sink, Floor, Replace	35	32	3	1	EA	\$885.60	\$886				\$886																	\$886	
D2014	1434213	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	8	EA	\$1,217.70	\$9,742				\$9,742																	\$9,742	
D2014	1434161	Commercial Kitchen Sink, Stainless Steel, 2-Bowl, Replace	30	26	4	1	EA	\$2,324.70	\$2,325				\$2,325																	\$2,325	
D2014	1434112	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	13	EA	\$1,660.50	\$21,587						\$21,587															\$21,587	
D2018	1434164	Drinking Fountain, Outside/Site Style, Replace	15	10	5	2	EA	\$3,985.20	\$7,970					\$7,970														\$7,970		\$15,941	
D2023	1434148	Water Heater, 6 GAL, Replace	15	13	2	1	EA	\$608.85	\$609			\$609														\$609				\$1,218	
D2023	1434283	Water Heater, 50 GAL, Replace	15	12	3	1	EA	\$996.30	\$996				\$996														\$996			\$1,993	
D2023	1434170	Water Heater, 10 GAL, Replace	15	12	3	1	EA	\$608.85	\$609				\$609														\$609			\$1,218	
D2029	1479693	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	32	8	28706	SF	\$12.18	\$349,553								\$349,553													\$349,553	
D3041	1434228	HVAC System Ductwork, High Density, Replace	30	25	5	1295	SF	\$6.64	\$8,601					\$8,601																\$8,601	
D3042	1434227	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	1434156	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	1434264	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	1434188	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	1434246	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	1434169	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	1434269	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	1434275	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	1434230	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	
D3042	1434253	Exhaust Fan, 75 CFM, Replace	20	9	11	1	EA	\$1,328.40	\$1,328													\$1,328								\$1,328	

Uniformat CodeID	Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	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	1434104 Packaged Unit (RTU), 7.5 TON, Replace	20	19	1	EA	\$16,605.00	\$16,605				\$16,605																\$16,605			
D3052	1434117 Packaged Unit (RTU), 7.5 TON, Replace	20	19	1	EA	\$16,605.00	\$16,605				\$16,605																	\$16,605		
D3052	1434162 Packaged Unit (RTU), 12.5 TON, Replace	20	19	1	EA	\$27,675.00	\$27,675				\$27,675																	\$27,675		
D3052	1434153 Packaged Unit (RTU), 7.5 TON, Replace	20	19	1	EA	\$16,605.00	\$16,605				\$16,605																	\$16,605		
D3052	1434127 Packaged Unit (RTU), 7.5 TON, Replace	20	19	1	EA	\$16,605.00	\$16,605				\$16,605																	\$16,605		
D3052	1434240 Packaged Unit (RTU), 10 TON, Replace	20	19	1	EA	\$22,140.00	\$22,140				\$22,140																	\$22,140		
D3052	1434271 Packaged Unit (RTU), 7.5 TON, Replace	20	19	1	EA	\$16,605.00	\$16,605				\$16,605																	\$16,605		
D3052	1434241 Packaged Unit (RTU), 7.5 TON, Replace	20	19	1	EA	\$16,605.00	\$16,605				\$16,605																	\$16,605		
D3052	1434252 Packaged Unit (RTU), 7.5 TON, Replace	20	19	1	EA	\$16,605.00	\$16,605				\$16,605																	\$16,605		
D3052	1434251 Packaged Unit (RTU), 7.5 TON, Replace	20	19	1	EA	\$16,605.00	\$16,605				\$16,605																	\$16,605		
D3052	1434295 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434167 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434258 Packaged Unit (RTU), 3 TON, Replace	20	7	13	EA	\$8,302.50	\$8,303													\$8,303								\$8,303		
D3052	1434286 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434176 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434254 Packaged Unit (RTU), 3 TON, Replace	20	7	13	EA	\$8,302.50	\$8,303													\$8,303								\$8,303		
D3052	1434155 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434239 Packaged Unit (RTU), 3 TON, Replace	20	7	13	EA	\$8,302.50	\$8,303													\$8,303								\$8,303		
D3052	1434195 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434218 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434189 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434211 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434099 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434308 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434303 Packaged Unit (RTU), 3 TON, Replace	20	7	13	EA	\$8,302.50	\$8,303													\$8,303								\$8,303		
D3052	1434314 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D3052	1434209 Packaged Unit (RTU), 4 TON, Replace	20	7	13	EA	\$9,963.00	\$9,963													\$9,963								\$9,963		
D4019	1441146 Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	SF	\$5.54	\$158,888			\$158,888																		\$158,888		
D4031	1434284 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	EA	\$166.05	\$4,151					\$4,151									\$4,151							\$8,303		
D5012	1434135 Main Distribution Panel-225 AMP, 225 AMP, Replace	30	26	4	EA	\$3,321.00	\$3,321			\$3,321																		\$3,321		
D5012	1434105 Main Distribution Panel-225 AMP, 225 AMP, Replace	30	26	4	EA	\$3,321.00	\$3,321			\$3,321																		\$3,321		
D5012	1434266 Building/Main Switchboard, 600 AMP, Replace	40	32	8	EA	\$44,280.00	\$44,280							\$44,280														\$44,280		
D5019	1434256 Electrical Wiring & Switches, High Density/Complexity, Replace	40	32	8	SF	\$4.43	\$127,110						\$127,110															\$127,110		
D5022	1434120 Light Fixture, 250 WATT, Replace	20	4	16	EA	\$243.54	\$2,435														\$2,435							\$2,435		
D5022	1434141 Light Fixture, 100 WATT, Replace	20	3	17	EA	\$210.33	\$3,155															\$3,155						\$3,155		
D5029	1434222 Lighting System, Interior, High Density & Standard Fixtures, Replace	20	3	17	SF	\$14.39	\$413,108															\$413,108						\$413,108		
D5037	1434123 Fire Alarm Control Panel, Addressable, Replace	15	9	6	EA	\$16,605.00	\$16,605					\$16,605																\$16,605		
D5092	1434125 Exit Sign Light Fixture, LED, Replace	10	7	3	EA	\$243.54	\$7,306			\$7,306											\$7,306							\$14,612		
D5092	1434174 Emergency Light, 2-Head w/ Battery, Replace	10	7	3	EA	\$243.54	\$2,922			\$2,922											\$2,922							\$5,845		
E1093	1434312 Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	13	2	EA	\$2,988.90	\$2,989		\$2,989														\$2,989					\$5,978		
E1093	1434140 Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	13	2	EA	\$5,645.70	\$5,646		\$5,646														\$5,646					\$11,291		
E1093	1434245 Commercial Kitchen, Food Warmer, Replace	15	11	4	EA	\$1,881.90	\$1,882			\$1,882															\$1,882			\$3,764		
E1093	1434115 Commercial Kitchen, Food Warmer, Replace	15	11	4	EA	\$1,881.90	\$1,882			\$1,882															\$1,882			\$3,764		
E1093	1434151 Commercial Kitchen, Food Warmer, Replace	15	11	4	EA	\$1,881.90	\$1,882			\$1,882															\$1,882			\$3,764		
E1093	1434282 Commercial Kitchen, Dairy Cooler/Wells, Replace	15	9	6	EA	\$3,985.20	\$3,985					\$3,985																\$3,985		
E1093	1434194 Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	2	13	EA	\$4,206.60	\$4,207														\$4,207							\$4,207		
E2012	1434279 Kitchen Cabinetry, Stock Hardwood, Replace	20	16	4	LF	\$332.10	\$172,692			\$172,692																		\$172,692		
G2035	1434166 Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	50	32	18	LF	\$46.49	\$1,488																	\$1,488				\$1,488		
<b>Totals, Unescalated</b>							\$0	\$190,825	\$139,004	\$390,445	\$610,411	\$173,268	\$202,256	\$0	\$744,566	\$0	\$0	\$21,454	\$66,082	\$177,164	\$2,542	\$0	\$235,670	\$517,789	\$248,758	\$42,188	\$7,970		\$3,770,391	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>							\$0	\$196,549	\$147,470	\$426,650	\$687,023	\$200,865	\$241,504	\$0	\$943,194	\$0	\$0	\$29,697	\$94,218	\$260,172	\$3,845	\$0	\$378,182	\$855,826	\$423,494	\$73,977	\$14,395			\$4,977,058

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

Indian Hills Elementary School / Portable Classroom #18

Uniformat CodeID	Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	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	1434206 Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	26	4	SF	\$8.30	\$10,611			\$10,611																		\$10,611
B2011	1434311 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	SF	\$3.32	\$4,244								\$4,244											\$4,244		\$8,488
B2021	1434181 Single-Pane Exterior Window, 24 SF, Replace	30	28	2	EA	\$1,881.90	\$3,764		\$3,764																			\$3,764





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

Indian Hills Elementary School / Portable Classroom #21

Table with columns: Uniformat CodeID, Cost Description, Lifespan (EUL)EAge, RUL, QuantityUnit, 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. Includes rows for various building materials and systems, and summary rows for unescalated and escalated costs.

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

Indian Hills Elementary School / Portable Classroom #22

Table with columns: Uniformat CodeID, Cost Description, Lifespan (EUL)EAge, RUL, QuantityUnit, 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. Includes rows for various building materials and systems, and summary rows for unescalated and escalated costs.

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

Indian Hills Elementary School / Portable Classroom #23

Table with columns: Uniformat CodeID, Cost Description, Lifespan (EUL)EAge, RUL, QuantityUnit, 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. Includes rows for various building materials and systems, and summary rows for unescalated and escalated costs.

Uniformat CodeID	Cost Description	Lifespan (EUL)	Age	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	
D5019	1479708 Full Electrical System Upgrade, Low Density/Complexity, Replace	40	32	8	960	SF	\$14.39	\$13,815								\$13,815														\$13,815
D5022	1445596 Light Fixture, 150 WATT, Replace	20	3	17	1	EA	\$188.19	\$188																	\$188				\$188	
D5029	1445594 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																	\$8,502				\$8,502	
D5037	1479709 Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251				\$4,251																	\$4,251	
<b>Totals, Unescalated</b>									\$0	\$6,089	\$3,764	\$3,720	\$18,050	\$0	\$7,074	\$0	\$30,713	\$0	\$4,244	\$0	\$0	\$0	\$0	\$0	\$7,074	\$8,690	\$15,542	\$0	\$4,244	\$109,202
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$6,271	\$3,993	\$4,064	\$20,315	\$0	\$8,446	\$0	\$38,906	\$0	\$5,704	\$0	\$0	\$0	\$0	\$0	\$11,351	\$14,363	\$26,460	\$0	\$7,666	\$147,539

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

Indian Hills Elementary School / Portable Classroom #24

Uniformat CodeID	Cost Description	Lifespan (EUL)	Age	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	1445609 Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	26	4	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611
B2011	1445611 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	1278	SF	\$3.32	\$4,244										\$4,244										\$4,244	\$8,488	
B2021	1445615 Single-Pane Exterior Window, 24 SF, Replace	30	28	2	2	EA	\$1,881.90	\$3,764		\$3,764																			\$3,764	
B2032	1445612 Exterior Door, Steel, Replace	40	32	8	1	EA	\$664.20	\$664								\$664													\$664	
B3011	1445616 Roof, Modified Bituminous, Replace	20	17	3	1128	SF	\$11.07	\$12,487			\$12,487																		\$12,487	
C1011	1445606 Interior Fiberboard Panel Wall Construction, Fiberboard Panel, Replace	50	32	18	1170	SF	\$13.28	\$15,542																		\$15,542			\$15,542	
C3025	1445607 Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	960	SF	\$7.20	\$6,908						\$6,908										\$6,908					\$6,908	
C3032	1445605 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	22	3	960	SF	\$3.87	\$3,720			\$3,720																		\$3,720	
D3052	1445613 Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																				\$6,089	
D4019	1445617 Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188				\$3,188																	\$3,188	
D4031	1445604 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166										\$166					\$332	
D5019	1479710 Full Electrical System Upgrade, Low Density/Complexity, Replace	40	32	8	960	SF	\$14.39	\$13,815								\$13,815													\$13,815	
D5022	1445610 Light Fixture, 150 WATT, Replace	20	3	17	1	EA	\$188.19	\$188																	\$188				\$188	
D5029	1445608 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																	\$8,502				\$8,502	
D5037	1479711 Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251				\$4,251																	\$4,251	
<b>Totals, Unescalated</b>									\$0	\$6,089	\$3,764	\$16,206	\$18,050	\$0	\$7,074	\$0	\$14,480	\$0	\$4,244	\$0	\$0	\$0	\$0	\$7,074	\$8,690	\$15,542	\$0	\$4,244	\$105,456	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$6,271	\$3,993	\$17,709	\$20,315	\$0	\$8,446	\$0	\$18,342	\$0	\$5,704	\$0	\$0	\$0	\$0	\$11,351	\$14,363	\$26,460	\$0	\$7,666	\$140,621	

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

Indian Hills Elementary School / Portable Classroom #26

Uniformat CodeID	Cost Description	Lifespan (EUL)	Age	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	1434219 Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	26	4	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611
B2011	1434186 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	1278	SF	\$3.32	\$4,244										\$4,244										\$4,244	\$8,488	
B2021	1434234 Single-Pane Exterior Window, 24 SF, Replace	30	27	3	2	EA	\$1,881.90	\$3,764			\$3,764																		\$3,764	
B2032	1434122 Exterior Door, Steel, Replace	40	32	8	1	EA	\$664.20	\$664								\$664													\$664	
B3011	1434296 Roof, Modified Bituminous, Replace	20	10	10	1128	SF	\$11.07	\$12,487									\$12,487												\$12,487	
C1011	1434220 Interior Fiberboard Panel Wall Construction, Fiberboard Panel, Replace	50	32	18	1170	SF	\$13.28	\$15,542																		\$15,542			\$15,542	
C3025	1434101 Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	960	SF	\$7.20	\$6,908						\$6,908										\$6,908					\$6,908	
C3032	1434124 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	960	SF	\$3.87	\$3,720				\$3,720																	\$3,720	
D3052	1434190 Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																				\$6,089	
D4019	1441183 Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188				\$3,188																	\$3,188	
D4031	1434132 Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$332.10	\$332						\$332										\$332					\$664	
D5019	1479712 Full Electrical System Upgrade, Low Density/Complexity, Replace	40	32	8	960	SF	\$14.39	\$13,815								\$13,815													\$13,815	
D5022	1434260 Light Fixture, 150 WATT, Replace	20	3	17	1	EA	\$188.19	\$188																	\$188				\$188	
D5029	1434261 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																	\$8,502				\$8,502	
D5037	1479713 Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251				\$4,251																	\$4,251	
G2035	1434244 Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	50	32	18	20	LF	\$46.49	\$930																		\$930			\$930	
<b>Totals, Unescalated</b>									\$0	\$6,089	\$0	\$3,764	\$18,050	\$3,720	\$7,240	\$0	\$14,480	\$0	\$16,731	\$0	\$0	\$0	\$0	\$7,240	\$8,690	\$16,472	\$0	\$4,244	\$106,718	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$6,271	\$0	\$4,113	\$20,315	\$4,312	\$8,645	\$0	\$18,342	\$0	\$22,485	\$0	\$0	\$0	\$0	\$11,618	\$14,363	\$28,043	\$0	\$7,666	\$146,172	

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

Indian Hills Elementary School / Portable Classroom #27

Uniformat CodeID	Cost Description	Lifespan (EUL)	Age	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	1445635 Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	26	4	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611
B2011	1445636 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	1278	SF	\$3.32	\$4,244										\$4,244										\$4,244	\$8,488	
B2021	1445634 Single-Pane Exterior Window, 24 SF, Replace	30	27	3	2	EA	\$1,881.90	\$3,764			\$3,764																		\$3,764	

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2032	1445637	Exterior Door, Steel, Replace	40	32	8	1	EA	\$664.20	\$664									\$664													\$664
B3011	1479766	Roof, Modified Bituminous, Replace	20	19	1	1128	SF	\$11.07	\$12,487		\$12,487																				\$12,487
C1011	1445628	Interior Fiberboard Panel Wall Construction, Fiberboard Panel, Replace	50	32	18	1170	SF	\$13.28	\$15,542																			\$15,542			\$15,542
C3025	1445629	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	960	SF	\$7.20	\$6,908						\$6,908											\$6,908					\$13,815
C3032	1445625	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	960	SF	\$3.87	\$3,720						\$3,720																\$3,720
D3052	1434119	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																				\$6,089
D4019	1445631	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188					\$3,188																	\$3,188
D4031	1445630	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166											\$166					\$332
D5019	1479714	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	32	8	960	SF	\$14.39	\$13,815									\$13,815													\$13,815
D5022	1445633	Light Fixture, 150 WATT, Replace	20	3	17	1	EA	\$188.19	\$188																						\$188
D5029	1445627	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																		\$8,502				\$8,502
D5037	1479715	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251					\$4,251																	\$4,251
G2035	1445632	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	50	32	18	20	LF	\$46.49	\$930																			\$930			\$930
<b>Totals, Unescalated</b>										\$0	\$18,575	\$0	\$3,764	\$18,050	\$3,720	\$7,074	\$0	\$14,480	\$0	\$4,244	\$0	\$0	\$0	\$0	\$0	\$7,074	\$8,690	\$16,472	\$0	\$4,244	\$106,386
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$19,133	\$0	\$4,113	\$20,315	\$4,312	\$8,446	\$0	\$18,342	\$0	\$5,704	\$0	\$0	\$0	\$0	\$0	\$11,351	\$14,363	\$28,043	\$0	\$7,666	\$141,788

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

Indian Hills Elementary School / Portable Classroom #28

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	1434267	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244				\$4,244										\$4,244								\$8,488
B2011	1434307	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	17	13	1278	SF	\$8.30	\$10,611														\$10,611								\$10,611
B2021	1434128	Single-Pane Exterior Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764														\$3,764								\$3,764
C3025	1434302	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	960	SF	\$8.30	\$7,970						\$7,970											\$7,970					\$15,941
C3032	1434212	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	960	SF	\$3.87	\$3,720								\$3,720														\$3,720
D3052	1434277	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																				\$6,089
D4031	1434102	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166											\$166					\$332
D5022	1434152	Light Fixture, 150 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																		\$188
D5029	1434172	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																		\$8,502				\$8,502
D5037	1479717	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251					\$4,251																	\$4,251
<b>Totals, Unescalated</b>										\$0	\$6,089	\$0	\$4,432	\$4,251	\$0	\$8,136	\$0	\$3,720	\$0	\$0	\$0	\$0	\$18,619	\$0	\$0	\$8,136	\$8,502	\$0	\$0	\$0	\$61,885
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$6,271	\$0	\$4,843	\$4,784	\$0	\$9,715	\$0	\$4,712	\$0	\$0	\$0	\$0	\$27,342	\$0	\$0	\$13,057	\$14,052	\$0	\$0	\$0	\$84,777

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

Indian Hills Elementary School / Portable Classroom #29

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	1445645	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244				\$4,244										\$4,244								\$8,488
B2011	1445646	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	17	13	1278	SF	\$8.30	\$10,611														\$10,611								\$10,611
B2021	1445649	Single-Pane Exterior Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764														\$3,764								\$3,764
C3025	1445642	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	960	SF	\$8.30	\$7,970						\$7,970											\$7,970					\$15,941
C3032	1445640	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	960	SF	\$3.87	\$3,720								\$3,720														\$3,720
D3052	1434147	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																				\$6,089
D4031	1445639	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166											\$166					\$332
D5022	1445647	Light Fixture, 150 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																		\$188
D5029	1445641	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																		\$8,502				\$8,502
D5037	1479719	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251					\$4,251																	\$4,251
<b>Totals, Unescalated</b>										\$0	\$6,089	\$0	\$4,432	\$4,251	\$0	\$8,136	\$0	\$3,720	\$0	\$0	\$0	\$0	\$18,619	\$0	\$0	\$8,136	\$8,502	\$0	\$0	\$0	\$61,885
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$6,271	\$0	\$4,843	\$4,784	\$0	\$9,715	\$0	\$4,712	\$0	\$0	\$0	\$0	\$27,342	\$0	\$0	\$13,057	\$14,052	\$0	\$0	\$0	\$84,777

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

Indian Hills Elementary School / Portable Classroom #30

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1015	1434197	Exterior Stair/Ramp Rails, Wood, Refinish	10	7	3	20	LF	\$1.66	\$33				\$33										\$33								\$67
B2011	1434231	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611
B2011	1434243	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	1278	SF	\$3.32	\$4,244											\$4,244									\$4,244	\$8,488	
B2021	1434257	Single-Pane Exterior Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764														\$3,764								\$3,764
C3025	1434149	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970							\$7,970										\$7,970					\$15,941

Replacement Reserve - AssetCALC

Uniformat CodeID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
C3032	1434171 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	960	SF	\$3.87	\$3,720									\$3,720													\$3,720
D3052	1434158 Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																				\$6,089
D4019	1441196 Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188					\$3,188																	\$3,188
D4031	1479789 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166					\$332
D5022	1434157 Light Fixture, 150 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																		\$188
D5022	1434226 Light Fixture, 150 WATT, Replace	20	3	17	1	EA	\$188.19	\$188																		\$188				\$188
D5029	1434110 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																		\$8,502				\$8,502
D5037	1479721 Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251					\$4,251																	\$4,251
<b>Totals, Unescalated</b>									\$0	\$6,089	\$0	\$10,832	\$7,439	\$0	\$166	\$7,970	\$3,720	\$0	\$4,244	\$0	\$0	\$3,797	\$0	\$0	\$166	\$16,660	\$0	\$0	\$4,244	\$65,328
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$6,271	\$0	\$11,836	\$8,373	\$0	\$198	\$9,803	\$4,712	\$0	\$5,704	\$0	\$0	\$5,576	\$0	\$0	\$266	\$27,537	\$0	\$0	\$7,666	\$87,942

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

Indian Hills Elementary School / Portable Classroom #31

Uniformat CodeID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1015	1445659 Exterior Stair/Ramp Rails, Wood, Refinish	10	7	3	20	LF	\$1.66	\$33				\$33										\$33								\$67
B2011	1445657 Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611
B2011	1445658 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	1278	SF	\$3.32	\$4,244											\$4,244									\$4,244		\$8,488
B2021	1445660 Single-Pane Exterior Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764														\$3,764								\$3,764
C3025	1445655 Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970							\$7,970											\$7,970				\$15,941
C3032	1445654 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	960	SF	\$3.87	\$3,720									\$3,720													\$3,720
D3052	1434136 Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																				\$6,089
D4019	1445663 Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188					\$3,188																	\$3,188
D4031	1479793 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166					\$332
D5022	1445656 Light Fixture, 150 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																		\$188
D5022	1445652 Light Fixture, 150 WATT, Replace	20	3	17	1	EA	\$188.19	\$188																		\$188				\$188
D5029	1445651 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																		\$8,502				\$8,502
D5037	1479723 Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251					\$4,251																	\$4,251
<b>Totals, Unescalated</b>									\$0	\$6,089	\$0	\$10,832	\$7,439	\$0	\$166	\$7,970	\$3,720	\$0	\$4,244	\$0	\$0	\$3,797	\$0	\$0	\$166	\$16,660	\$0	\$0	\$4,244	\$65,328
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$6,271	\$0	\$11,836	\$8,373	\$0	\$198	\$9,803	\$4,712	\$0	\$5,704	\$0	\$0	\$5,576	\$0	\$0	\$266	\$27,537	\$0	\$0	\$7,666	\$87,942

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

Indian Hills Elementary School / Portable Classroom #32

Uniformat CodeID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1015	1445672 Exterior Stair/Ramp Rails, Wood, Refinish	10	7	3	20	LF	\$1.66	\$33				\$33										\$33								\$67
B2011	1445670 Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611
B2011	1445671 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	1278	SF	\$3.32	\$4,244											\$4,244									\$4,244		\$8,488
B2021	1445673 Single-Pane Exterior Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764														\$3,764								\$3,764
C3025	1445668 Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970							\$7,970											\$7,970				\$15,941
C3032	1445667 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	960	SF	\$3.87	\$3,720									\$3,720													\$3,720
D3052	1434199 Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																				\$6,089
D4019	1445676 Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188					\$3,188																	\$3,188
D4031	1479790 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166					\$332
D5022	1445669 Light Fixture, 150 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																		\$188
D5029	1445664 Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																		\$8,502				\$8,502
D5037	1479725 Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251					\$4,251																	\$4,251
<b>Totals, Unescalated</b>									\$0	\$6,089	\$0	\$10,832	\$7,439	\$0	\$166	\$7,970	\$3,720	\$0	\$4,244	\$0	\$0	\$3,797	\$0	\$0	\$166	\$16,472	\$0	\$0	\$4,244	\$65,139
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$6,271	\$0	\$11,836	\$8,373	\$0	\$198	\$9,803	\$4,712	\$0	\$5,704	\$0	\$0	\$5,576	\$0	\$0	\$266	\$27,226	\$0	\$0	\$7,666	\$87,631

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

Indian Hills Elementary School / Portable Classroom #33

Uniformat CodeID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1015	1445685 Exterior Stair/Ramp Rails, Wood, Refinish	10	7	3	20	LF	\$1.66	\$33				\$33										\$33								\$67
B2011	1445683 Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611
B2011	1445684 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	1278	SF	\$3.32	\$4,244											\$4,244									\$4,244		\$8,488
B2021	1445686 Single-Pane Exterior Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764														\$3,764								\$3,764
C3025	1445681 Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970							\$7,970											\$7,970				\$15,941

Replacement Reserve - AssetCALC

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
C3032	1445680	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	960	SF	\$3.87	\$3,720									\$3,720													\$3,720
D3052	1434272	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																					\$6,089
D4019	1445689	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188				\$3,188																		\$3,188
D4031	1479791	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166										\$166						\$332
D5022	1445682	Light Fixture, 150 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																		\$188
D5022	1445678	Light Fixture, 150 WATT, Replace	20	3	17	1	EA	\$188.19	\$188																		\$188				\$188
D5029	1445677	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																		\$8,502				\$8,502
D5037	1479727	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251				\$4,251																		\$4,251
<b>Totals, Unescalated</b>										\$0	\$6,089	\$0	\$10,832	\$7,439	\$0	\$166	\$7,970	\$3,720	\$0	\$4,244	\$0	\$0	\$3,797	\$0	\$0	\$166	\$16,660	\$0	\$0	\$4,244	\$65,328
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$6,271	\$0	\$11,836	\$8,373	\$0	\$198	\$9,803	\$4,712	\$0	\$5,704	\$0	\$0	\$5,576	\$0	\$0	\$266	\$27,537	\$0	\$0	\$7,666	\$87,942

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

Indian Hills Elementary School / Portable Classroom #34

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1015	1445698	Exterior Stair/Ramp Rails, Wood, Refinish	10	7	3	20	LF	\$1.66	\$33				\$33										\$33								\$67
B2011	1445696	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	27	3	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611
B2011	1445697	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	1278	SF	\$3.32	\$4,244											\$4,244								\$4,244			\$8,488
B2021	1445699	Single-Pane Exterior Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764													\$3,764									\$3,764
C3025	1445694	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970							\$7,970										\$7,970					\$15,941
C3032	1445693	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	960	SF	\$3.87	\$3,720									\$3,720													\$3,720
D3052	1434289	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																					\$6,089
D4019	1445702	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188				\$3,188																		\$3,188
D4031	1479792	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166						\$166										\$166						\$332
D5019	1479728	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	32	8	960	SF	\$14.39	\$13,815								\$13,815														\$13,815
D5022	1445695	Light Fixture, 150 WATT, Replace	20	17	3	1	EA	\$188.19	\$188				\$188																		\$188
D5029	1445690	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	960	SF	\$8.86	\$8,502																		\$8,502				\$8,502
D5037	1479729	Fire Alarm System, Standard Addressable, Install	20	16	4	960	SF	\$4.43	\$4,251				\$4,251																		\$4,251
<b>Totals, Unescalated</b>										\$0	\$6,089	\$0	\$10,832	\$7,439	\$0	\$166	\$7,970	\$17,535	\$0	\$4,244	\$0	\$0	\$3,797	\$0	\$0	\$166	\$16,472	\$0	\$0	\$4,244	\$78,955
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$6,271	\$0	\$11,836	\$8,373	\$0	\$198	\$9,803	\$22,213	\$0	\$5,704	\$0	\$0	\$5,576	\$0	\$0	\$266	\$27,226	\$0	\$0	\$7,666	\$105,132

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

Indian Hills Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1015	1441193	Exterior Stairs, Masonry, Replace	50	32	18	20	SF	\$44.28	\$886																			\$886			\$886
D2018	1434203	Drinking Fountain, Outside/Site Style, Replace	15	10	5	5	EA	\$3,985.20	\$19,926						\$19,926															\$19,926	\$39,852
D5012	1434138	Secondary Transformer, 150 kVA, Replace	30	28	2	1	EA	\$22,140.00	\$22,140			\$22,140																			\$22,140
D5012	1434187	Main Distribution Panel-400 AMP, 400 AMP, Replace	30	26	4	1	EA	\$6,642.00	\$6,642				\$6,642																		\$6,642
D5012	1434294	Building/Main Switchboard, 600 AMP, Replace	40	32	8	1	EA	\$49,815.00	\$49,815									\$49,815													\$49,815
G2022	1434281	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	40985	SF	\$0.50	\$20,417			\$20,417				\$20,417					\$20,417					\$20,417					\$81,667
G2031	1434144	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	50	32	18	26562	SF	\$9.96	\$264,637																	\$264,637					\$264,637
G2035	1434107	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	50	32	18	200	LF	\$46.49	\$9,299																	\$9,299					\$9,299
G2041	1434201	Fences & Gates, Chain Link, 6' High, Replace	40	32	8	3316	LF	\$23.25	\$77,087									\$77,087													\$77,087
G2041	1434196	Fences & Gates, Metal Tube, 6' High, Replace	40	32	8	450	LF	\$44.28	\$19,926									\$19,926													\$19,926
G2044	1434133	Signage, Property, Monument/Pylon, Replace/Install	20	17	3	1	EA	\$10,516.50	\$10,517				\$10,517																		\$10,517
G2044	1480139	Signage, Property, Monument/Pylon, Replace	20	9	11	1	EA	\$10,516.50	\$10,517												\$10,517										\$10,517
G2045	1434182	Site Furnishings, Picnic Table, Plastic-Coated Concrete, Replace	25	21	4	15	EA	\$1,549.80	\$23,247				\$23,247																		\$23,247
G2045	1434273	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	9	16	6	EA	\$1,549.80	\$9,299																	\$9,299					\$9,299
G2047	1434236	Play Surfaces & Sports Courts, Asphalt, Replace	25	25	0	2998	SF	\$7.20	\$21,572	\$21,572																					\$21,572
G2047	1434255	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	30375	SF	\$0.50	\$15,098			\$15,098				\$15,098				\$15,098						\$15,098					\$60,391
G2047	1434150	Sports Apparatus, Basketball Backstop, Replace	25	22	3	8	EA	\$10,516.50	\$84,132				\$84,132																		\$84,132
G2047	1434146	Play Structure, Swing Set only, 4 Seats, Replace	20	16	4	3	EA	\$2,767.50	\$8,303				\$8,303																		\$8,303
G2047	1443305	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	16	4	2325	SF	\$23.25	\$54,049				\$54,049																		\$54,049
G2047	1434108	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	15	5	6640	SF	\$23.25	\$154,360					\$154,360																	\$154,360
G2047	1434100	Play Structure, Swing Set only, 4 Seats, Replace	20	14	6	1	EA	\$2,767.50	\$2,768							\$2,768															\$2,768
G2047	1434118	Play Structure, Medium, Replace	20	4	16	1	EA	\$22,140.00	\$22,140																	\$22,140					\$22,140
G2																															

Uniform CodeID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
G2049	1443297 Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace	40	25	15	50	LF	\$177.12	\$8,856																\$8,856						\$8,856
G2057	1434163 Irrigation System, , Replace/Install	25	32	0	45000	SF	\$3.87	\$174,353	\$174,353																					\$174,353
G4021	1434265 Site Pole Light, 1000 WATT, Replace/Install	20	3	17	3	EA	\$4,649.40	\$13,948																	\$13,948					\$13,948
P000X	1480140 Engineer, Civil, Landscaping	0	32	0	1	EA	\$7,749.00	\$7,749	\$7,749																					\$7,749
<b>Totals, Unescalated</b>									<b>\$203,674</b>	<b>\$0</b>	<b>\$57,654</b>	<b>\$94,649</b>	<b>\$92,241</b>	<b>\$177,054</b>	<b>\$2,768</b>	<b>\$35,514</b>	<b>\$146,828</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,517</b>	<b>\$35,514</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,856</b>	<b>\$70,184</b>	<b>\$49,463</b>	<b>\$274,822</b>	<b>\$0</b>	<b>\$19,926</b>	<b>\$1,279,662</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									<b>\$203,674</b>	<b>\$0</b>	<b>\$61,166</b>	<b>\$103,425</b>	<b>\$103,818</b>	<b>\$205,254</b>	<b>\$3,305</b>	<b>\$43,678</b>	<b>\$185,997</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,557</b>	<b>\$50,635</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,797</b>	<b>\$112,624</b>	<b>\$81,754</b>	<b>\$467,865</b>	<b>\$0</b>	<b>\$35,989</b>	<b>\$1,687,538</b>

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

Indian Hills Elementary School / Site Restrooms

Uniform CodeID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	1434191 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	0	10	1008	SF	\$3.32	\$3,348																							\$3,348
B2011	1434313 Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	16	14	1008	SF	\$8.30	\$8,369																							\$8,369
B3011	1434278 Roof, Single-Ply TPO/PVC Membrane, Replace	20	16	4	528	SF	\$18.82	\$9,936				\$9,936																			\$9,936
C1031	1434306 Toilet Partitions, Plastic/Laminate, Replace	20	16	4	6	EA	\$830.25	\$4,982				\$4,982																			\$4,982
C3012	1434299 Interior Wall Finish, Laminated Paneling (FRP), Replace	30	16	14	1008	SF	\$17.71	\$17,854																							\$17,854
C3024	1434179 Interior Floor Finish, Linoleum, Replace	15	2	13	528	SF	\$3.87	\$2,046																							\$2,046
C3032	1434225 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	16	9	528	SF	\$3.87	\$2,046										\$2,046													\$2,046
D2011	1434232 Toilet, Commercial Water Closet, Replace	30	16	14	8	EA	\$1,439.10	\$11,513																							\$11,513
D2012	1434285 Urinal, Standard, Replace	30	16	14	2	EA	\$1,217.70	\$2,435																							\$2,435
D2014	1434178 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	6	EA	\$1,660.50	\$9,963																							\$9,963
D4019	1441195 Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	528	SF	\$3.32	\$1,753				\$1,753																			\$1,753
D5022	1434175 Light Fixture, 100 WATT, Replace	20	9	11	4	EA	\$188.19	\$753																							\$753
D5037	1479731 Fire Alarm System, Standard Addressable, Install	20	16	4	528	SF	\$4.43	\$2,338				\$2,338																			\$2,338
<b>Totals, Unescalated</b>									<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,009</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,046</b>	<b>\$3,348</b>	<b>\$753</b>	<b>\$0</b>	<b>\$2,046</b>	<b>\$50,134</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,348</b>	<b>\$80,683</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,395</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,669</b>	<b>\$4,499</b>	<b>\$1,042</b>	<b>\$0</b>	<b>\$3,004</b>	<b>\$75,832</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,046</b>	<b>\$114,488</b>	

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



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## Appendix F: Equipment Inventory List

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**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434170	D2023	Water Heater	10 GAL	Indian Hills Elementary School / Main Building	Main Building Supply Closet	Bradford White	RE110U6	MM37046421	2004		
2	1434283	D2023	Water Heater	50 GAL	Indian Hills Elementary School / Main Building	Main Building	Bradford White	RE350T6-1NCWW	PJ40244161	2002		
3	1434148	D2023	Water Heater	6 GAL	Indian Hills Elementary School / Main Building	Main Building Exterior Utility Closet	A. O. Smith	ELJF 6 910	MM95-0075199-S06	2006		

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434227	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
2	1434156	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
3	1434264	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
4	1434188	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
5	1434246	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
6	1434169	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
7	1434269	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
8	1434275	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
9	1434230	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
10	1434253	D3042	Exhaust Fan	75 CFM	Indian Hills Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible	2010		
11	1434262	D3052	Heat Pump [#18]	3.5 TON	Indian Hills Elementary School / Portable Classroom #18	Portable Building 18 Exterior	Bard Manufacturing Company	W42H1-A04VP4XXX EHW404-A04	Illegible			
12	1434180	D3052	Heat Pump [#19]	3.5 TON	Indian Hills Elementary School / Portable Classroom #19	Portable Building 19 Exterior	Bard Manufacturing Company	W42H1-A04VP4XXX EHW404-A04	Illegible			
13	1445557	D3052	Heat Pump [#20]	3.5 TON	Indian Hills Elementary School / Portable Classroom #20	Portable Building 20 Exterior	Bard Manufacturing Company	W42H1-A04VP4XXX EHW404-A04	Illegible			
14	1445571	D3052	Heat Pump [#21]	3.5 TON	Indian Hills Elementary School / Portable Classroom #21	Portable Building 21 Exterior	Bard Manufacturing Company	W42H1-A04VP4XXX EHW404-A04	Illegible			
15	1445585	D3052	Heat Pump [#22]	3.5 TON	Indian Hills Elementary School / Portable Classroom #22	Portable Building 22 Exterior	Bard Manufacturing Company	W42H1-A04VP4XXX EHW404-A04	Illegible			
16	1445599	D3052	Heat Pump [#23]	3.5 TON	Indian Hills Elementary School / Portable Classroom #23	Portable Building 23 Exterior	Bard Manufacturing Company	W42H1-A04VP4XXX EHW404-A04	Illegible			
17	1445613	D3052	Heat Pump [#24]	3.5 TON	Indian Hills Elementary School / Portable Classroom #24	Portable Building 24 Exterior	Bard Manufacturing Company	W42H1-A04VP4XXX EHW404-A04	Illegible			
18	1434190	D3052	Heat Pump [#26]	3.5 TON	Indian Hills Elementary School / Portable Classroom #26	Portable Building 26	Bard Manufacturing Company	Illegible	Illegible			
19	1434119	D3052	Heat Pump [#27]	3.5 TON	Indian Hills Elementary School / Portable Classroom #27	Portable Building 27 Exterior	Bard Manufacturing Company	W42H1-A04VP4XXX EHW42-A10	Inaccessible			
20	1434277	D3052	Heat Pump [#28]	3.5 TON	Indian Hills Elementary School / Portable Classroom #28	Portable Building 28 Exterior	Bard Manufacturing Company	WH421-A10VX4XXX EHW42-A10	126C971093949 02			
21	1434147	D3052	Heat Pump [#29]	3.5 TON	Indian Hills Elementary School / Portable Classroom #29	Portable Building 29 Exterior	Bard Manufacturing Company	HH421-A10V4XXX EHW42-A10	126C971094469- 02			
22	1434158	D3052	Heat Pump [#30]	3.5 TON	Indian Hills Elementary School / Portable Classroom #30	Portable Building 30 Exterior	Bard	WH421-A10VX4XXX EHW42-A10	126J991366272-02			
23	1434136	D3052	Heat Pump [#31]	3.5 TON	Indian Hills Elementary School / Portable Classroom #31	Portable Building 31 Exterior	Bard Manufacturing Company	WH421-A10VX4XXX EHW42-A10	126J991369359-02			
24	1434199	D3052	Heat Pump [#32]	3.52 TON	Indian Hills Elementary School / Portable Classroom #32	Portable Building 32 Exterior	Bard Manufacturing Company	WH421-A10VX4XXX	126J991369361 02			
25	1434272	D3052	Heat Pump [#33]	3.5 TON	Indian Hills Elementary School / Portable Classroom #33	Portable Building 33 Exterior	Bard Manufacturing Company	WH421-A10UX4XXX	126F011629292-02			
26	1434289	D3052	Heat Pump [#34]	3.5 TON	Indian Hills Elementary School / Portable Classroom #34	Portable Building 34 Exterior	Bard Manufacturing Company	WH421-A10VX4XXX	126F011635285-02			
27	1434240	D3052	Packaged Unit (RTU)	10 TON	Indian Hills Elementary School / Main Building	Main Building Roof	ICP	PGE120L250AA-	G034530525			
28	1434162	D3052	Packaged Unit (RTU)	12.5 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	YCD150D4LOAA	309100583D			
29	1434104	D3052	Packaged Unit (RTU)	7.5 TON	Indian Hills Elementary School / Main Building	Main Building Roof	ICP	PGD090L200A	L0040 54781			
30	1434117	D3052	Packaged Unit (RTU)	7.5 TON	Indian Hills Elementary School / Main Building	Main Building Roof	ICP	YSC090A4ELA0000	807103095L			
31	1434153	D3052	Packaged Unit (RTU)	7.5 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	Illegible	Illegible			
32	1434127	D3052	Packaged Unit (RTU)	7.5 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	Illegible	Illegible			
33	1434271	D3052	Packaged Unit (RTU)	7.5 TON	Indian Hills Elementary School / Main Building	Main Building Roof	ICP	YSC090A4ELA0000	7371025221			
34	1434241	D3052	Packaged Unit (RTU)	7.5 TON	Indian Hills Elementary School / Main Building	Main Building Roof	ICP	PGE090L224AA	G041350468			
35	1434252	D3052	Packaged Unit (RTU)	7.5 TON	Indian Hills Elementary School / Main Building	Main Building Roof	ICP	PGE090L 224AA	G034011188			
36	1434251	D3052	Packaged Unit (RTU)	7.5 TON	Indian Hills Elementary School / Main Building	Main Building Roof	ICP	YSC090A4ELAD000	Illegible			
37	1434167	D3052	Packaged Unit (RTU) [ACT RM 15]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	12084JDX9H	2012		
38	1434239	D3052	Packaged Unit (RTU) [HALL 10-13]	3 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6036A1096BA	12094HGY9H	2012		
39	1434218	D3052	Packaged Unit (RTU) [HALL 14-17]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	11193LLU9H	2012		
40	1434254	D3052	Packaged Unit (RTU) [HALL 1-5]	3 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6036A1096BA	12094HG19H	2012		
41	1434303	D3052	Packaged Unit (RTU) [HALL 6-9]	3 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6036A1096BA	12094HG49H	2012		
42	1434176	D3052	Packaged Unit (RTU) [RM-10]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	11333HR19H	2012		
43	1434211	D3052	Packaged Unit (RTU) [RM-12]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	11325HDT9H	2012		
44	1434286	D3052	Packaged Unit (RTU) [RM-14]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	11325HDW9H	2012		
45	1434295	D3052	Packaged Unit (RTU) [RM-17]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	11192J7L9H	2012		
46	1434195	D3052	Packaged Unit (RTU) [RM-3]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	12085JFM9H	2012		
47	1434314	D3052	Packaged Unit (RTU) [RM-4]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	12085JFG9H	2012		
48	1434308	D3052	Packaged Unit (RTU) [RM-5]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	12085JFP9H	2012		
49	1434155	D3052	Packaged Unit (RTU) [RM-6]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	12085JFS9H	2012		
50	1434099	D3052	Packaged Unit (RTU) [RM-7]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	12075HJX9H	2012		
51	1434189	D3052	Packaged Unit (RTU) [RM-8]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	12075HJ49H	2012		
52	1434209	D3052	Packaged Unit (RTU) [RM-9]	4 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6048A4120CA	11333HR09H	2012		
53	1434258	D3052	Packaged Unit (RTU) [RSP]	3 TON	Indian Hills Elementary School / Main Building	Main Building Roof	Trane	4YCZ6036A1096BA	12094HG39H	2012		

**D40 FIRE PROTECTION**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434210	D4031	Fire Extinguisher		Indian Hills Elementary School / Portable Classroom #18	Portable Building 18				2015		
2	1434284	D4031	Fire Extinguisher		Indian Hills Elementary School / Main Building	Main Building				2015		25
3	1445630	D4031	Fire Extinguisher		Indian Hills Elementary School / Portable Classroom #27	Portable Building 27				2015		
4	1479792	D4031	Fire Extinguisher		Indian Hills Elementary School / Portable Classroom #34	Portable Building 34				2015		

5	1479789	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #30	Portable Building 30	2015
6	1434102	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #28	Portable Building 28	2015
7	1445590	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #23	Portable Building 23	2015
8	1479791	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #33	Portable Building 33	2015
9	1479790	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #32	Portable Building 30	2015
10	1445639	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #29	Portable Building 29	2015
11	1445562	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #21	Portable Building 21	2015
12	1445576	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #22	Portable Building 22	2015
13	1445548	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #20	Portable Building 20	2015
14	1479793	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #31	Portable Building 31	2015
15	1445534	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #19	Portable Building 19	2015
16	1445604	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #24	Portable Building 24	2015
17	1434132	D4031	Fire Extinguisher	Indian Hills Elementary School / Portable Classroom #26	Portable Building 26	2015

**D50 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434266	D5012	Building/Main Switchboard	600 AMP	Indian Hills Elementary School / Main Building	Main Building Electrical room	Square D	49-88640-1		1987		
2	1434294	D5012	Building/Main Switchboard [DB-1]	600 AMP	Indian Hills Elementary School / Site	Site	Square D	10553768-001		1987		
3	1434135	D5012	Main Distribution Panel-225 AMP [HB]	225 AMP	Indian Hills Elementary School / Main Building	Main Building	Square D	49-88640-03		1987		
4	1434105	D5012	Main Distribution Panel-225 AMP [HP]	225 AMP	Indian Hills Elementary School / Main Building	Main Building	Square D	49-88640-03		1987		
5	1434187	D5012	Main Distribution Panel-400 AMP	400 AMP	Indian Hills Elementary School / Site	Site	Challenger	3SB40(42-42)R	3R	1987		
6	1434138	D5012	Secondary Transformer	150 kVA	Indian Hills Elementary School / Site	Site	Powersmiths	Esaver-80R-150-480-208	46318	2016		
7	1434298	D5012	Secondary Transformer		Indian Hills Elementary School / Site	Site	Powersmiths	Esaver-80R-45-480-208	46314	2016		
8	1434274	D5012	Secondary Transformer [T1/PNL LA]	45 kVA	Indian Hills Elementary School / Main Building	Main Building Roof		Esaver-80R-45-480-208	46317	2016		
9	1434134	D5012	Secondary Transformer [T2/PNL LB]	45 kVA	Indian Hills Elementary School / Main Building	Main Building Roof		Esaver-80R-45-480-208	46316	2016		
10	1434143	D5012	Secondary Transformer [T3/PNL LC]	45 kVA	Indian Hills Elementary School / Main Building	Main Building Roof		Esaver-80R-45-480-208	46315	2016		
11	1434175	D5022	Light Fixture	100 WATT	Indian Hills Elementary School / Site Restrooms	Site Restroom Exterior				2010		4
12	1434141	D5022	Light Fixture	100 WATT	Indian Hills Elementary School / Main Building	Main Building Exterior				2016		15
13	1434157	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #30	Portable Building 30 Exterior				2002		
14	1445568	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #21	Portable Building 21 Exterior				2016		
15	1445633	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #27	Portable Building 27 Exterior				2016		
16	1445656	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #31	Portable Building 31 Exterior				2002		
17	1434214	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #18	Portable Building 18 Exterior				2016		
18	1445669	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #32	Portable Building 32 Exterior				2002		
19	1434260	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #26	Portable Building 26 Exterior				2016		
20	1434226	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #30	Portable Building 30				2016		
21	1445652	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #31	Portable Building 31				2016		
22	1445695	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #34	Portable Building 34 Exterior				2002		
23	1445582	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #22	Portable Building 22 Exterior				2016		
24	1445682	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #33	Portable Building 33 Exterior				2002		
25	1445678	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #33	Portable Building 33				2016		
26	1445596	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #23	Portable Building 23 Exterior				2016		
27	1445540	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #19	Portable Building 19 Exterior				2016		
28	1434152	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #28	Portable Building 28 Exterior				2002		
29	1445647	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #29	Portable Building 29 Exterior				2002		
30	1445554	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #20	Portable Building 20 Exterior				2016		
31	1445610	D5022	Light Fixture	150 WATT	Indian Hills Elementary School / Portable Classroom #24	Portable Building 24 Exterior				2016		
32	1434120	D5022	Light Fixture	250 WATT	Indian Hills Elementary School / Main Building	Main Building Exterior				2015		10
33	1434123	D5037	Fire Alarm Control Panel		Indian Hills Elementary School / Main Building	Main Building Electrical room	Honeywell	5820XL		2010		
34	1434174	D5092	Emergency Light		Indian Hills Elementary School / Main Building	Main Building				2010		12
35	1434125	D5092	Exit Sign Light Fixture		Indian Hills Elementary School / Main Building	Main Building				2012		30

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434282	E1093	Commercial Dairy Cooler/Wells		Indian Hills Elementary School / Main Building	Main Building Kitchen	True Manufacturing Co	TMC -49	9282846	2010		
2	1434245	E1093	Commercial Food Warmer		Indian Hills Elementary School / Main Building	Main Building Kitchen	Cres Cor	Inaccessible	Inaccessible	1987		
3	1434115	E1093	Commercial Food Warmer		Indian Hills Elementary School / Main Building	Main Building Kitchen	Auto-Shaam	Inaccessible	Inaccessible	1987		
4	1434151	E1093	Commercial Food Warmer		Indian Hills Elementary School / Main Building	Main Building Kitchen				1987		
5	1434140	E1093	Commercial Freezer, 2-Door Reach-In		Indian Hills Elementary School / Main Building	Main Building Kitchen	Beverage-Air Corporation	EF48-1AS	6226806	2006		
6	1434194	E1093	Commercial Garbage Disposal, 1 to 3 HP		Indian Hills Elementary School / Main Building	Main Building Kitchen	InSinkErator	SS-100-18	175707	2017		
7	1434312	E1093	Commercial Refrigerator, 1-Door Reach-In		Indian Hills Elementary School / Main Building	Main Building Kitchen	True Manufacturing Co	T-23	8562545	2006		

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434265	G4021	Site Pole Light	1000 WATT	Indian Hills Elementary School / Site	Site				2016		3