



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC ARCHITECTS
3546 Concours Street
Ontario, California 91764
Andrew Thompson



PREPARED BY:

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

EMG CONTACT:

Mark Surdam
Program Manager
800.733.0660 x6251
msurdam@emgcorp.com

EMG PROJECT #:

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November 26, 2019

ON SITE DATE:

September 20, 2019

MISSION BELL ELEMENTARY SCHOOL
4020 Conning Street
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	4020 Conning Street, Riverside, California 92509
Site Developed	1958 Renovated 2019
Property Type	Elementary School
Current Occupants	Students and Staff
Building Area	51,670 SF
Number of Buildings	24
Date(s) of Visit	9/20/2019
Management Point of Contact	Jurupa Unified School District <u>Robin Griffin, Director, Planning & Development</u> <u>T 951.361.6571</u> <u>robin_griffin@jUSD.k12.ca.us</u>
On-site Point of Contact (POC)	NA
Assessment and Report Prepared By	Khoa Ngo
Reviewed By	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager <u>msurdam@emgcorp.com</u> 800.733.0660 x6251

Buildings

Building Summary			
Building	Use	Constructed	Area(SF)
A	Office	2019	2,600
B	Media Center	2019	4,300
C	Classroom 5 Preschool	1958	2,300
D	Classrooms 1-4	1958	5,800
E	Classrooms 6-9	1958	5,800

Building Summary

Building	Use	Constructed	Area(SF)
F	MPR/Kitchen	2019	7,400
G	Classrooms 10-11	1958	3,200
H	Classrooms 12-17	1958	6,000
Portable 18	Classroom	2018	960
Portable 19	Classroom	2018	960
Portable 20	Classroom	2018	960
Portable 22	Classroom	2000	960
Portable 23	Classroom	2000	960
Portable 24	Classroom	2000	960
Portable 25-26	Classroom	2000	1440
Portable 27	Classroom	2000	960
Portable 28	Classroom	2000	960
Portable 29	Classroom	2000	960
Portable 30	Classroom	2000	960
Portable 31	Classroom	2005	980
Portable Restroom	Portable Restroom	2000	500
Restroom Bldg 1	Restroom	1958	900
Restroom Bldg 2	Restroom	1958	850
TOTAL			51,670

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.

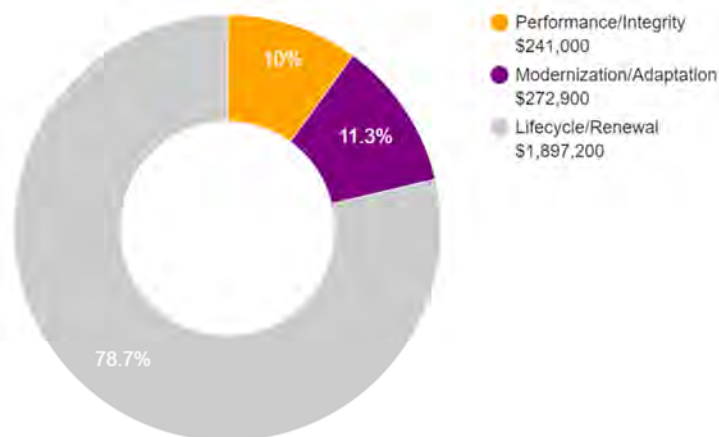
Plan Type

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,411,100

Campus Findings and Deficiencies

Historical Summary

The elementary school campus was constructed in 1958. In 2019, the District renovated the campus and added a new Multipurpose building.

Architectural

The original buildings were completely renovated at the time of the Multipurpose building construction, including the exterior and interior finishes, as well as complete roof and window replacement. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Most MEPF systems and components were replaced during the campus renovation. Some HVAC roof top units and exterior wall mount units are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The south parking lot and the sports courts stripes have faded and should be restriped.

Recommended Additional Studies

The storm drainage design is in poor condition. Sheet flows issues during a heavy rain event. 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

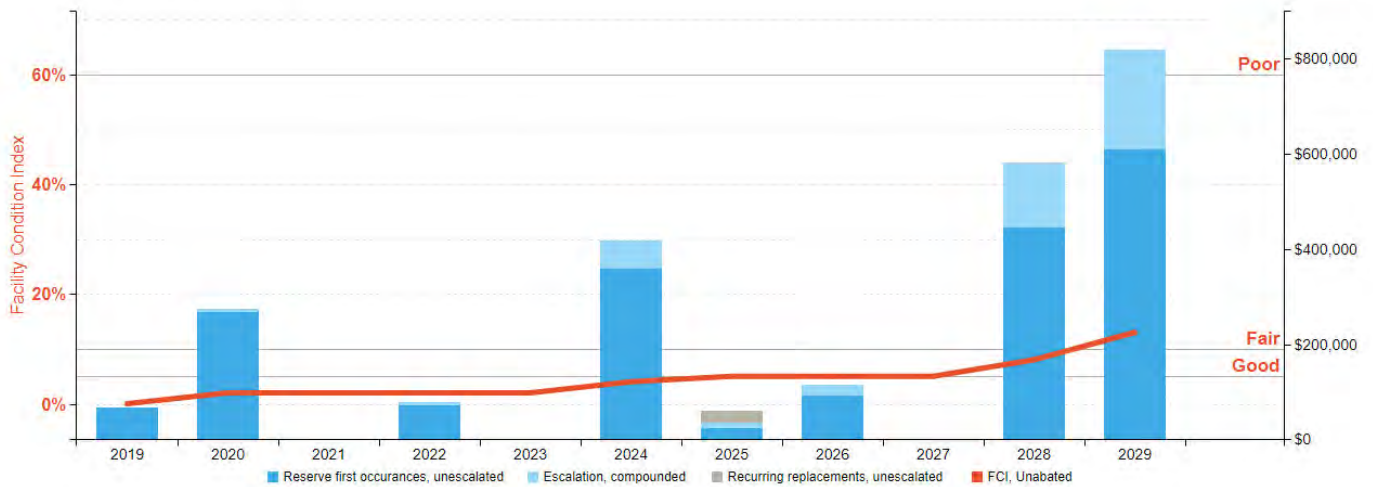
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	\$100	\$500	\$800	\$1,400
Facade	-	-	\$109,000	\$278,100	\$422,400	\$809,500
Roofing	\$10,800	\$31,500	\$105,200	\$56,500	\$763,500	\$967,500
Interiors	\$100	\$10,100	\$10,500	\$599,300	\$831,700	\$1,451,600
Elevators	-	-	-	-	-	-
Plumbing	\$4,000	\$5,000	\$8,700	\$50,900	\$124,000	\$192,600
Fire Suppression	-	-	\$145,800	\$10,800	\$19,700	\$176,300
HVAC	-	\$148,300	\$16,000	\$37,400	\$502,000	\$703,700
Electrical	\$44,300	\$43,100	\$8,800	\$117,300	\$686,100	\$899,500
Fire Alarm & Comm	-	-	-	-	\$588,100	\$588,100
Equipment/Special	-	\$3,400	-	\$32,300	\$821,700	\$857,400
Pavement	-	\$10,300	-	\$31,800	\$513,400	\$555,500
Site Development	-	\$102,100	\$12,800	\$20,300	\$323,700	\$459,000
Landscaping	-	-	-	\$338,500	-	\$338,500
Site Lighting	-	-	-	-	\$58,800	\$58,800
Follow-up Studies	\$7,700	-	-	-	-	\$7,700
TOTALS	\$66,900	\$353,800	\$416,900	\$1,573,700	\$5,655,900	\$8,067,100

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: Mission Bell Elementary School

Replacement Value: \$ 18,917,550; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Mission Bell Elementary School	5	\$66,925
Total	5	\$66,925

Mission Bell Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1449591	Mission Bell Elementary School / Site	P000X	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	NA	Performance/Integrity	\$7,749
1449083	Mission Bell Elementary School / Restroom Building 2	D2016	Drinking Fountain, Outside/Site Style, Replace	Poor	Performance/Integrity	\$3,985
1449223	Mission Bell Elementary School / Portable 30	B3011	Roof, Modified Bituminous, Replace	Failed	Performance/Integrity	\$10,849
1449204	Mission Bell Elementary School / Portable 30	C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	Failed	Performance/Integrity	\$62
1449409	Mission Bell Elementary School / H - Classroom 12-17	D5012	Building/Main Switchboard, 400 AMP, Replace	Failed	Performance/Integrity	\$44,280
Total (5 items)						\$66,925

Key Findings

**Roof in Failed condition.**

Modified Bituminous
Portable 30 Portable Classroom 30

Uniformat Code: B3011
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,800

\$\$\$\$

Leaking roof - AssetCALC ID: 1449223

**Roof in Poor condition.**

Modified Bituminous
Portable 22 Portable Classroom 22

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,300

\$\$\$\$

Roof leaks - AssetCALC ID: 1449359

**Roof in Poor condition.**

Metal
Portable 27 Portable Classroom 27

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,300

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Roof leaking - AssetCALC ID: 1449254

**Building/Main Switchboard in Failed condition.**

400 AMP
H - Classroom 12-17 Classroom 12-17

Uniformat Code: D5012
Recommendation: **Replace in 2019**

Priority Score: **89.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$44,300

\$\$\$\$

Unit is not in working condition - AssetCALC ID: 1449409



Parking Lots in Poor condition.

Asphalt Pavement
Site

Uniformat Code: G2022
Recommendation: **Seal and Stripe in 2020**

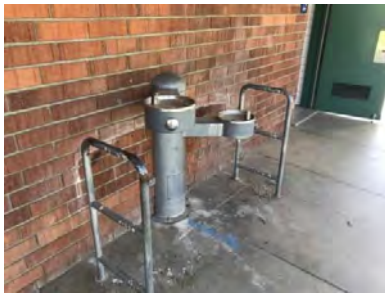
Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

\$\$\$\$

Faded parking striping - AssetCALC ID: 1449172



Drinking Fountain in Poor condition.

Outside/Site Style
Restroom Building 2 Restroom 12-17

Uniformat Code: D2018
Recommendation: **Replace in 2019**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

Unit is contaminated with bird wastes - AssetCALC ID: 1449083



Interior Ceiling Finish in Failed condition.

Suspended Acoustical Tile (ACT)
Portable 30 Portable Classroom 30

Uniformat Code: C3032
Recommendation: **Replace in 2019**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$100

\$\$\$\$

Water damage - AssetCALC ID: 1449204



Play Surfaces and Sports Courts in Poor condition.

Asphalt
Site

Uniformat Code: G2047
Recommendation: **Seal and Stripe in 2020**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

\$\$\$\$

Faded sports courts striping - AssetCALC ID: 1449454



Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)
Portable 22 Portable Classroom 22

Uniformat Code: C3032
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$100

\$\$\$\$

Water stains - AssetCALC ID: 1449563



Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)
Portable 27 Portable Classroom 27

Uniformat Code: C3032
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$200

\$\$\$\$

Stained ceiling panels - AssetCALC ID: 1449427



Sports Apparatus in Poor condition.

Basketball Backstop
Site

Uniformat Code: G2047
Recommendation: **Replace in 2020**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$84,100

\$\$\$\$

Rusted backboard - AssetCALC ID: 1449190

Recommended Follow-up Study: Civil, Site/Storm Drainage

Civil, Site/Storm Drainage
Site

Uniformat Code: P000X
Recommendation: **Evaluate/Report in 2019**

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

Sheet flows issues during a heavy rain event - AssetCALC ID: 1449591

2. Buildings A, B, C, D, F, G, H and Restroom



Buildings A, B, C, D, F, G, H and Restroom: Systems Summary

Address	4020 Conning Street, Riverside, California 92509	
Constructed/Renovated	1958 / 2019	
Building Size	39,150 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame structure on concrete slab/ with raised floor Steel frame with topped metal decks	Good
Façade	Brick masonry and stucco with aluminum windows	Good
Roof	Primary: Building A, B and F - Gable construction with metal finish Primary: Building B, D, E, G and H - Gable construction with modified bituminous finish Primary: Restroom - Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, and vinyl sheeting Ceilings: Painted gypsum board, ACT, and vinyl panel	Good
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric and gas water heaters Toilets, urinals, and sinks in all restrooms	Good

Buildings A, B, C, D, F, G, H and Restroom: Systems Summary

HVAC	Individual rooftop package Units Supplemental components: ductless split-systems, air curtain,	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: T-8, LED, and CFL Emergency: none	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Good
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression and Jurupa USD advised to install new energy efficient rooftop units	

See Appendix D for the Component Condition Table.

3. Portable Building 18-31 and Restroom



Portable Building 18-31 and Restroom: Systems Summary

Address	4020 Conning Street, Riverside, California 92509	
Constructed/Renovated	2000	
Building Size	12,520 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor Wood frame and wood-framed roofs	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Building 22-24 and 29-31 - Gable construction with modified bituminous finish Primary: Restroom - Flat construction with modified bituminous finish Primary: Building 18-20 and 25-28 Flat construction with metal finish	Fair
Interiors	Walls: vinyl panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water	Fair

Portable Building 18-31 and Restroom: Systems Summary

HVAC	Individual Wall mounted heat pump Supplemental components: none	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: T-8 and CFL Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, and strobes	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Leaking roof, ceiling damage and Jurupa USD advised to install new energy efficient wall mounted units	

See Appendix D for the Component Condition Table.

4. Site Summary



Site Information

Lot Size	11 acres	
Parking Spaces	86 total spaces all in open lots; 7 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage, iron wrought and chain link fencing Playgrounds and sports courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features Irrigation present concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: LED and CFL	Fair
Ancillary Structures	Prefabricated metal canopy	Good
Key Issues and Findings	Inadequate lot drainage, play surfaces in poor conditions, basketball backstop needs replacement, drinking fountain is aged	

See Appendix D for the Component Condition Table.

5. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1958. The facility was significantly renovated in 2019. Complaints about accessibility issues have not been received by the property management. The property does not have associated pending litigation related to existing barriers or previously removed barriers.

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

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

Main Office: Accessibility Issues

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

Library: Accessibility Issues

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

MPR: Accessibility Issues

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

Classroom: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	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"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Portable: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	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"/>

Restroom: Accessibility Issues

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

Site: Accessibility Issues

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

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

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Kitchens/Kitchenettes	<ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow 	<ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range 	<ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

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

7. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

8. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Mission Bell Elementary School, 4020 Conning Street, 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: Khoa Ngo,
Project Manager

Reviewed by:



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

9. Appendices

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

Appendix A: Photographic Record



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



#2	LEFT ELEVATION
----	----------------



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



#4	REAR ELEVATION
----	----------------



#5	SITE OVERVIEW
----	---------------



#6	PARKING LOT AND HARDSCAPE OVERVIEW
----	------------------------------------



#7	ROOF OVERVIEW
----	---------------



#8	EXISTING PRIMARY SWITCHBOARD
----	------------------------------



#9	FIRE RISER
----	------------



#10	NEW PRIMARY SWITCHBOARD
-----	-------------------------



#11	FIRE ALARM PANEL
-----	------------------



#12	SECONDARY ELECTRICAL
-----	----------------------



#13	NURSE OFFICE
-----	--------------



#14	MAIN OFFICE
-----	-------------



#15	KITCHEN
-----	---------



#16	TEACHER LOUNGE
-----	----------------



#17	CONFERENCE ROOM
-----	-----------------



#18	LIBRARY
-----	---------



#19	PORTABLE CLASSROOM
-----	--------------------



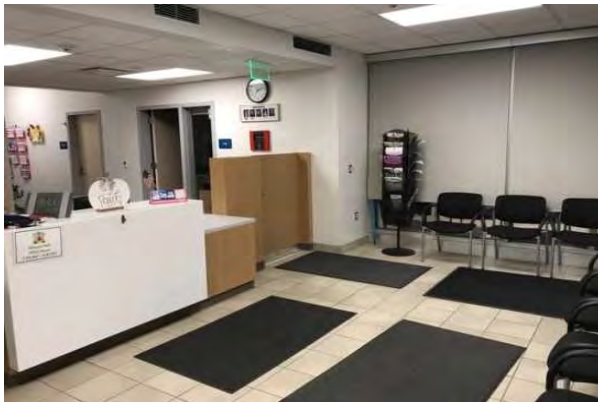
#20	OFFICES
-----	---------



#21	RESTROOM
-----	----------



#22	MULTI-PURPOSE ROOM
-----	--------------------



#23	LOBBY
-----	-------



#24	CLASSROOM TYPICAL
-----	-------------------



#25	DEFICIENCY - ROOF LEAK
-----	------------------------



#26	DEFICIENCY - WALL MOUNTED HEAT PUMP UNIT
-----	--



#27	DEFICIENCY - OUT OF SERVICE SWITCHBOARD
-----	---



#28	DEFICIENCY - ROOF LEAK
-----	------------------------



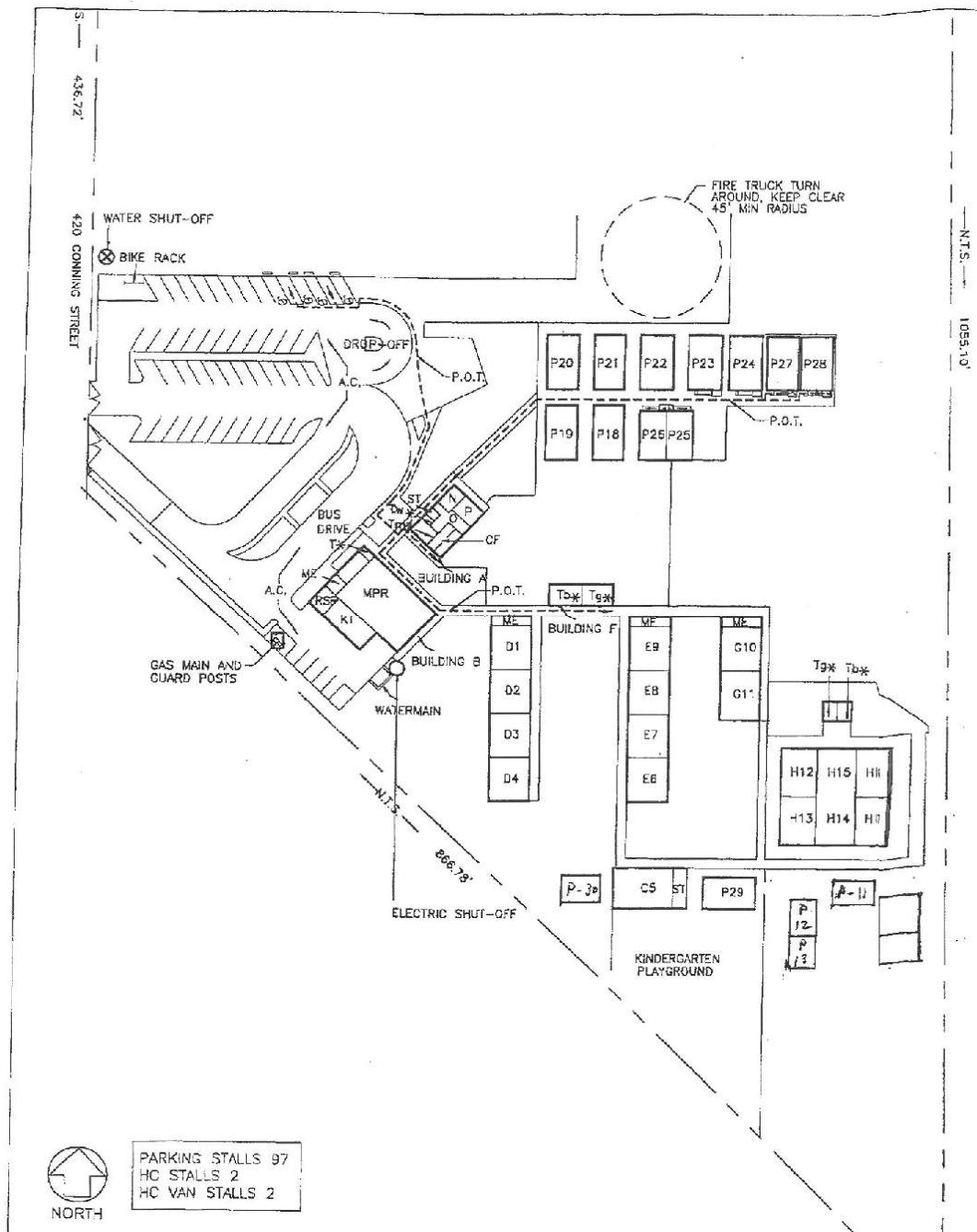
#29	DEFICIENCY - SPORTS COURTS FADED STRIPPING
-----	--



#30	DEFICIENCY - RUSTED BASKETBALL BACKBOARD
-----	--

Appendix B: Site Plans

Site Plan



SOURCE:

Jurupa Valley School District



ON-SITE DATE:

September 20, 2019

Aerial Site Plan



SOURCE:

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



ON-SITE DATE:

September 20, 2019

Appendix C: Pre-Survey Questionnaire



Facility Condition Assessment Pre-Survey Questionnaire

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

NAME OF INSTITUTION:	JURUPA UNIFIED SCHOOL DISTRICT		
Name of School/Facility: Mission Bell Elementary School	No. of Buildings: (9) bldg.'s (15)		
Name of person completing questionnaire: Dana Toland/ Pablo Ponce			
Length of Association with the Property: 3yrs. 19yrs.	Phone Number: 909 758-6447		

SITE INFORMATION				
Year of Construction: 1958	Built:	Renovated:	2019	Historical: N
No. of Stories: Single	Floor(s)			
Total Site Area: 10.8	Acres			
Total Building Area: 42,039	Sq. ft.			
Building Replacement Value:	\$ UNK			

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	2019	2019	Stage ADA lift MPR
2. HVAC	2013 classrooms		MPR, Admin. Office, Media center new 2019
3. Plumbing System/Fixtures	2019	None	
4. Electrical System/Lighting	2019	None	
5. Life-Safety/Fire	2019	2019	
6. Roofs	2019	None	

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	
Planned Capital Expenditure For Next Year?	
Age of the Roof?	
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	

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

QUESTION	Y	N	UNK	NA	COMMENTS
ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES					
1 Are there any unresolved building, fire, or zoning code issues?		N			
2 Is there any pending litigation concerning the property?		N			
3 Are there any other significant issues/hazards with the property?		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
ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES					
4		N			
5		N			
6		N			
7		N			
8		N			
9	Y				
10		N			
GENERAL SITE					
11	Y				Sheet flows issues during heavy rains
12	Y				Coverage issues
BUILDING STRUCTURE					
13		N			
14		N			
15		N			
16		N			
BUILDING ENVELOPE					
17					



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
BUILDING ENVELOPE					
18		Y			Modernization 2019
19			N		
20			N		
21			N		
BUILDING HVAC & ELECTRICAL					
22			N		Do any parts of the building have inadequate heating? Comment on location using room numbers
23			N		Do any parts of the building have inadequate cooling? Comment on location using room numbers
24			N		Does any part of the electrical system use aluminum wiring?
25			N		Are there any problems with the utilities, such as inadequate capacities?
PLUMBING					
26			N		Is the property served by private water well?
27			N		Is the property served by a private septic system or other waste treatment systems?
28			N		Does the sanitary sewer system back-up? If so, provide locations in comments
29			N		Is polybutylene piping used?
30			N		Is galvanized piping used?
31			N		Are there any plumbing leaks or water pressure problems?
ADA					
32			N		Has the management previously completed an ADA review?
33		Y			Have any ADA improvements been made to the property? Modernization



Facility Condition Assessment Pre-Survey Questionnaire

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

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

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- H Pod has (6) classrooms, this was not included in 2019 modernization, Roof last replace 2001

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Dana Toland/ Pablo Ponce

 Signature of person interviewed or completing form

9/12/19

 Date

Appendix D: Component Condition Report

Component Condition Report

Mission Bell Elementary School / A - Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Main Office	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,080 SF	9	1449344
B2023	Main Office	Good	Storefront, Metal-Framed Windows w/out Door(s)	576 SF	29	1449566
B2031	Main Office	Good	Exterior Door, Aluminum-Framed Fully-Glazed	2	29	1449211
B2032	Main Office	Good	Exterior Door, Steel	3	39	1449334
Roofing						
B3011	Main Office	Good	Roof, Metal	2,600 SF	39	1449391
Interiors						
C1021	Main Office	Good	Interior Door, Wood Solid-Core	8	39	1449244
C1023	Main Office	Good	Door Hardware System, School (per Door)	13	29	1449401
C3012	Main Office	Good	Interior Wall Finish, Ceramic Tile	378 SF	39	1449268
C3012	Main Office	Good	Interior Wall Finish, any surface, Prep & Paint	4,822 SF	9	1449392
C3024	Main Office	Good	Interior Floor Finish, Ceramic Tile	432 SF	39	1449467
C3024	Main Office	Good	Interior Floor Finish, Vinyl Tile (VCT)	216 SF	14	1449171
C3025	Main Office	Good	Interior Floor Finish, Carpet Commercial Tile	1,952 SF	9	1449290
C3031	Main Office	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	200 SF	9	1449363
C3032	Main Office	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,420 SF	24	1449210
Plumbing						
D2011	Main Office	Good	Toilet, Commercial Water Closet	3	29	1449065
D2014	Main Office	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	29	1449582
D2014	Main Office	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	29	1449573
D2023	Main Office	Good	Water Heater, Instant Hot, Electric	4	14	1449228
D2029	Main Office	Good	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	2,600 SF	39	1449547
Fire Suppression						
D4019	Main Office	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	2,600 SF	5	1449340
D4031	Main Office	Good	Fire Extinguisher, Wet Chemical/CO2	2	9	1449310
HVAC						
D3032	Main Office	Good	Condensing Unit/Heat Pump, 8 TON	1	14	1449325
Electrical						
D5012	Main Office	Good	Secondary Transformer, 75 kVA [XFMR TA]	1	29	1449487
D5019	Main Office	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	2,600 SF	39	1449497
D5022	Main Office	Good	Light Fixture, 250 WATT	2	19	1449201
D5022	Main Office	Good	Light Fixture, 250 WATT	12	19	1449194
D5029	Main Office	Good	Lighting System, Interior, Low Density & Standard Fixtures	2,600 SF	19	1449229
D5092	Main Office	Good	Exit Sign Light Fixture, LED	5	9	1449102
Fire Alarm & Comm						
D5032	Main Office	Good	Public Address/Announcement (PA) System, Facility Wide	2,600 SF	19	1533354
D5037	Main Office	Good	Fire Alarm System, Standard Addressable, Upgrade/Install	2,600 SF	19	1449187
D5037	Main Office	Good	Fire Alarm Control Panel, Addressable	1	14	1449356

Mission Bell Elementary School / A - Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment/Special						
E1028	Main Office	Good	Defibrillator (AED), Cabinet Mounted	1	10	1449170
E2012	Main Office	Good	Kitchen Counter, Plastic Laminate, Postformed	24 LF	14	1449072
E2012	Main Office	Good	Kitchen Cabinetry, Stock Hardwood	45 LF	19	1449093
E2012	Main Office	Good	Kitchen Counter, Solid Surface	12 LF	39	1449414

Mission Bell Elementary School / B - Media Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Library	Good	Exterior Wall, 75, Prep & Paint	6,200 SF	9	1449402
B2023	Library	Good	Storefront, Metal-Framed Windows w/out Door(s)	207 SF	29	1449312
B2031	Library	Good	Exterior Door, Aluminum-Framed Fully-Glazed	3	29	1449129
B2032	Library	Good	Exterior Door, Steel	3	39	1449279
Roofing						
B3011	Library	Good	Roof, Metal	3,000 SF	39	1449393
B3011	Library	Good	Roof, Modified Bituminous	1,300 SF	19	1449256
Interiors						
C1021	Library	Good	Interior Door, Wood Solid-Core	6	39	1449249
C1023	Library	Good	Door Hardware System, School (per Door)	12	29	1449177
C3012	Library	Good	Interior Wall Finish, Ceramic Tile	84 SF	39	1449542
C3012	Library	Good	Interior Wall Finish, any surface, Prep & Paint	8,516 SF	9	1449222
C3024	Library	Good	Interior Floor Finish, Vinyl Tile (VCT)	600 SF	14	1449295
C3024	Library	Good	Interior Floor Finish, Ceramic Tile	120 SF	39	1449224
C3025	Library	Good	Interior Floor Finish, Carpet Commercial Tile	3,580 SF	9	1449430
C3031	Library	Good	Interior Ceiling Finish, Vinyl	3,100 SF	29	1449077
C3031	Library	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	600 SF	9	1449585
C3032	Library	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	600 SF	24	1449511
Plumbing						
D2011	Library	Good	Toilet, Commercial Water Closet	2	29	1449569
D2014	Library	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	29	1449245
D2014	Library	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	29	1449362
D2018	Library	Good	Drinking Fountain, Interior	2	14	1449126
D2029	Library	Good	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	4,300 SF	39	1449238
Fire Suppression						
D4019	Library	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,300 SF	5	1449318
D4031	Library	Good	Fire Extinguisher, Wet Chemical/CO2	2	9	1449153
HVAC						
D3032	Library	Fair	Ductless Split System, 2 TON	1	9	1449157
D3032	Library	Good	Ductless Split System, 1.5 TON	1	14	1449320
D3052	Library	Good	Packaged Unit (RTU), 4 TON [AC-2]	1	19	1449301
D3052	Library	Good	Packaged Unit (RTU), 10 TON [AC-1]	1	19	1449354

Mission Bell Elementary School / B - Media Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5012	Library	Good	Secondary Transformer, 75 kVA [XFMR TL]	1	29	1449350
D5019	Library	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	4,300 SF	39	1449230
D5022	Library	Good	Light Fixture, 250 WATT	8	19	1449358
D5029	Library	Good	Lighting System, Interior, Medium Density & Standard Fixtures	4,300 SF	19	1449477
D5092	Library	Good	Exit Sign Light Fixture, LED	3	9	1449236
Fire Alarm & Comm						
D5032	Library	Good	Public Address/Announcement (PA) System, Facility Wide	4,300 SF	19	1449572
D5037	Library	Good	Fire Alarm System, Standard Addressable, Install	4,300 SF	19	1533353
Equipment/Special						
E2012	Library	Good	Kitchen Counter, Solid Surface	42 LF	39	1449277
E2012	Library	Good	Kitchen Cabinetry, Stock Hardwood	42 LF	19	1449379

Mission Bell Elementary School / C - Preschool 5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Preschool 5	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	9	1449315
B2023	Preschool 5	Good	Storefront, Metal-Framed Windows w/out Door(s)	228 SF	29	1449434
B2031	Preschool 5	Good	Exterior Door, Aluminum-Framed Fully-Glazed	3	29	1449218
B2032	Preschool 5	Good	Exterior Door, Steel	1	39	1449587
Roofing						
B3011	Preschool 5	Good	Roof, Modified Bituminous	2,700 SF	19	1449329
Interiors						
C1021	Preschool 5	Good	Interior Door, Wood Solid-Core	2	39	1449532
C1023	Preschool 5	Good	Door Hardware System, School (per Door)	5	29	1449474
C3012	Preschool 5	Good	Interior Wall Finish, Ceramic Tile	240 SF	39	1449220
C3012	Preschool 5	Good	Interior Wall Finish, any surface, Prep & Paint	2,000 SF	9	1449419
C3024	Preschool 5	Good	Interior Floor Finish, Vinyl Tile (VCT)	2,300 SF	14	1449145
C3024	Preschool 5	Good	Interior Floor Finish, Ceramic Tile	120 SF	39	1449113
C3032	Preschool 5	Good	Interior Ceiling Finish, Fiberglass Panel	2,300 SF	24	1449132
C3032	Preschool 5	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	96 SF	24	1449185
Plumbing						
D2011	Preschool 5	Good	Toilet, Child-Sized	2	29	1449101
D2014	Preschool 5	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	29	1449139
D2014	Preschool 5	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	29	1449144
D2018	Preschool 5	Good	Drinking Fountain, Interior	2	14	1449183
D2029	Preschool 5	Good	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	2,300 SF	39	1449104
Fire Suppression						
D4019	Preschool 5	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	2,300 SF	5	1449282
D4031	Preschool 5	Good	Fire Extinguisher, Wet Chemical/CO2	1	9	1449305

HVAC

Mission Bell Elementary School / C - Preschool 5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	Preschool 5	Fair	Ductless Split System, 1.5 TON [RM-B]	1	3	1449384
D3052	Preschool 5	Fair	Packaged Unit (RTU), 5 TON [AC-9MBEL]	1	13	1449242
Electrical						
D5012	Preschool 5	Fair	Secondary Transformer, 30 kVA [TC]	1	11	1449451
D5019	Preschool 5	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	2,300 SF	39	1449478
D5022	Preschool 5	Good	Light Fixture, 100 WATT	6	19	1449518
D5029	Preschool 5	Good	Lighting System, Interior, Low Density & Standard Fixtures	2,300 SF	19	1449338
Fire Alarm & Comm						
D5032	Preschool 5	Good	Public Address/Announcement (PA) System, Facility Wide	2,300 SF	19	1533355
D5037	Preschool 5	Good	Fire Alarm System, Standard Addressable, Install	2,300 SF	19	1533356
Equipment/Special						
E2012	Preschool 5	Good	Kitchen Counter, Solid Surface	33 LF	39	1449424
E2012	Preschool 5	Good	Kitchen Cabinetry, Stock Hardwood	33 LF	19	1449386
Site Development						
G2047	Preschool 5	Good	Play Structure, Medium	1	19	1449435
G2047	Preschool 5	Good	Play Surfaces & Sports Courts, Poured-in-place Rubber	2,100 SF	19	1449526
G2047	Preschool 5	Good	Play Structure, Swing Set only, 4 Seats	1	19	1449269

Mission Bell Elementary School / D - Classrooms 1-4

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom 1-4	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	500 SF	9	1449209
B2023	Classroom 1-4	Good	Storefront, Metal-Framed Windows w/out Door(s)	624 SF	29	1449122
B2031	Classroom 1-4	Good	Exterior Door, Aluminum-Framed Fully-Glazed	5	29	1449468
Roofing						
B3011	Classroom 1-4	Good	Roof, Modified Bituminous	7,100 SF	19	1449441
Interiors						
C1023	Classroom 1-4	Good	Door Hardware System, School (per Door)	5	29	1449397
C3012	Classroom 1-4	Good	Interior Wall Finish, any surface, Prep & Paint	11,600 SF	9	1449342
C3024	Classroom 1-4	Good	Interior Floor Finish, Vinyl Tile (VCT)	300 SF	14	1449446
C3025	Classroom 1-4	Good	Interior Floor Finish, Carpet Commercial Tile	3,300 SF	9	1449276
C3032	Classroom 1-4	Good	Interior Ceiling Finish, Fiberglass Panel	5,800 SF	24	1449124
Plumbing						
D2014	Classroom 1-4	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	29	1449160
D2029	Classroom 1-4	Good	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	5,800 SF	39	1449570
Fire Suppression						
D4019	Classroom 1-4	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	5,800 SF	5	1449367
D4031	Classroom 1-4	Good	Fire Extinguisher, Wet Chemical/CO2	4	9	1449551
HVAC						
D3032	Classroom 1-4	Fair	Ductless Split System, 1 TON	1	3	1449192

Mission Bell Elementary School / D - Classrooms 1-4

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	Classroom 1-4	Fair	Ductless Split System, 1 TON	1	5	1449449
D3052	Classroom 1-4	Fair	Packaged Unit (RTU), 5 TON [AC-1MBEL]	1	13	1449456
D3052	Classroom 1-4	Fair	Packaged Unit (RTU), 5 TON [AC-3MBEL]	1	13	1449082
D3052	Classroom 1-4	Fair	Packaged Unit (RTU), 5 TON [AC-4MBEL]	1	13	1449259
D3052	Classroom 1-4	Fair	Packaged Unit (RTU), 5 TON [AC-2MBEL]	1	13	1449243

Electrical

D5012	Classroom 1-4	Fair	Secondary Transformer, 75 kVA	1	11	1449534
D5012	Classroom 1-4	Fair	Main Distribution Panel, 400 AMP [T-1]	1	3	1449070
D5012	Classroom 1-4	Fair	Main Distribution Panel, 400 AMP [T-2]	1	3	1449339
D5019	Classroom 1-4	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	5,800 SF	39	1449248
D5022	Classroom 1-4	Good	Light Fixture, 250 WATT	7	19	1449300
D5029	Classroom 1-4	Good	Lighting System, Interior, Low Density & Standard Fixtures	5,800 SF	19	1449423

Fire Alarm & Comm

D5032	Classroom 1-4	Good	Public Address/Announcement (PA) System, Facility Wide	5,800 SF	19	1533358
D5037	Classroom 1-4	Good	Fire Alarm System, Standard Addressable, Install	5,800 SF	19	1533357

Equipment/Special

E2012	Classroom 1-4	Good	Kitchen Cabinetry, Stock Hardwood	480 LF	19	1449111
E2012	Classroom 1-4	Good	Kitchen Counter, Solid Surface	288 LF	39	1449278

Mission Bell Elementary School / E - Classrooms 6-9

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom 6-9	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,300 SF	9	1449127
B2023	Classroom 6-9	Good	Storefront, Metal-Framed Windows w/out Door(s)	552 SF	29	1449346
B2031	Classroom 6-9	Good	Exterior Door, Aluminum-Framed Fully-Glazed	4	29	1449191
B2032	Classroom 6-9	Good	Exterior Door, Steel	3	39	1449227
Roofing						
B3011	Classroom 6-9	Good	Roof, Modified Bituminous	7,100 SF	19	1449291
Interiors						
C1021	Classroom 6-9	Good	Interior Door, Wood Solid-Core	4	39	1449100
C1023	Classroom 6-9	Good	Door Hardware System, School (per Door)	7	29	1449089
C3012	Classroom 6-9	Good	Interior Wall Finish, any surface, Prep & Paint	11,300 SF	9	1449389
C3012	Classroom 6-9	Good	Interior Wall Finish, Ceramic Tile	300 SF	39	1449337
C3024	Classroom 6-9	Good	Interior Floor Finish, Ceramic Tile	144 SF	39	1449395
C3024	Classroom 6-9	Good	Interior Floor Finish, Vinyl Tile (VCT)	1,300 SF	14	1449541
C3025	Classroom 6-9	Good	Interior Floor Finish, Carpet Commercial Standard	4,000 SF	9	1449313
C3031	Classroom 6-9	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	300 SF	9	1449489
C3032	Classroom 6-9	Good	Interior Ceiling Finish, Fiberglass Panel	5,300 SF	24	1449366
Plumbing						
D2011	Classroom 6-9	Good	Toilet, Commercial Water Closet	3	29	1449455
D2014	Classroom 6-9	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	29	1449387

Mission Bell Elementary School / E - Classrooms 6-9

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Classroom 6-9	Good	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	5,800 SF	39	1449106
Fire Suppression						
D4019	Classroom 6-9	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	5,800 SF	5	1449558
D4031	Classroom 6-9	Good	Fire Extinguisher, Wet Chemical/CO2	4	9	1449522
HVAC						
D3032	Classroom 6-9	Good	Ductless Split System, 1 TON	1	14	1449118
D3042	Classroom 6-9	Fair	Exhaust Fan, 500 CFM	1	3	1449094
D3052	Classroom 6-9	Fair	Packaged Unit (RTU), 5 TON [AC-7MBEL]	1	13	1449400
D3052	Classroom 6-9	Fair	Packaged Unit (RTU), 5 TON [AC-6MBEL]	1	13	1449142
D3052	Classroom 6-9	Fair	Packaged Unit (RTU), 5 TON [AC-8MBEL]	1	13	1449090
D3052	Classroom 6-9	Fair	Packaged Unit (RTU), 5 TON [AC-5MBEL]	1	13	1449058
Electrical						
D5012	Classroom 6-9	Fair	Secondary Transformer, 45 kVA	1	11	1449162
D5019	Classroom 6-9	Good	Full Electrical System Upgrade, Medium Density/Complexity	5,800 SF	39	1449349
D5022	Classroom 6-9	Good	Light Fixture, 250 WATT	7	19	1449407
D5029	Classroom 6-9	Good	Lighting System, Interior, Low Density & Standard Fixtures	5,800 SF	19	1449136
Fire Alarm & Comm						
D5032	Classroom 6-9	Good	Public Address/Announcement (PA) System, Facility Wide	5,800 SF	19	1533359
D5037	Classroom 6-9	Good	Fire Alarm System, Standard Addressable, Install	5,800 SF	19	1533360
Equipment/Special						
E2012	Classroom 6-9	Good	Kitchen Cabinetry, Stock Hardwood	480 LF	19	1449121
E2012	Classroom 6-9	Good	Kitchen Counter, Solid Surface	288 LF	39	1449275

Mission Bell Elementary School / F - MPR/Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	MPR	Good	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	14,400 SF	9	1449463
B2023	MPR	Good	Storefront, Metal-Framed Windows w/out Door(s)	555 SF	29	1449549
B2031	MPR	Good	Exterior Door, Aluminum-Framed Fully-Glazed	6	29	1449515
B2032	MPR	Good	Exterior Door, Steel	5	39	1449179
B2034	MPR	Good	Overhead/Dock Door, 400 SF	1	29	1449577
Roofing						
B3011	MPR	Good	Roof, Modified Bituminous	3,300 SF	19	1449507
B3011	MPR	Good	Roof, Metal	4,100 SF	39	1449143
Interiors						
C1021	MPR	Good	Interior Door, Wood Solid-Core	7	39	1449416
C1023	MPR	Good	Door Hardware System, School (per Door)	18	29	1449531
C1031	MPR	Good	Toilet Partitions, Plastic/Laminate	7	19	1449517
C1033	MPR	Good	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	2	19	1449188
C3012	MPR	Good	Interior Wall Finish, any surface, Prep & Paint	12,520 SF	10	1449480
C3012	MPR	Good	Interior Wall Finish, Ceramic Tile	980 SF	39	1449443

Mission Bell Elementary School / F - MPR/Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	MPR	Good	Interior Wall Finish, Laminated Paneling (FRP)	405 SF	29	1449375
C3012	MPR	Good	Interior Wall Finish, Vinyl	1,300 SF	15	1449514
C3024	MPR	Good	Interior Floor Finish, Ceramic Tile	700 SF	39	1449556
C3024	MPR	Good	Interior Floor Finish, Quarry Tile	1,000 SF	49	1449535
C3024	MPR	Good	Interior Floor Finish, Vinyl Tile (VCT)	3,000 SF	15	1449232
C3024	MPR	Good	Interior Floor Finish, Vinyl Sheeting	900 SF	15	1449388
C3031	MPR	Good	Interior Ceiling Finish, Vinyl	6,220 SF	30	1449383
C3031	MPR	Good	Interior Ceiling Finish, Plastic Fiberglass-Reinforced	1,000 SF	29	1449408
C3032	MPR	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	180 SF	24	1449420
Elevators						
D1013	MPR	Good	Wheelchair Lift, 750 LBS, Renovate	1	24	1449361
Plumbing						
D2011	MPR	Good	Toilet, Commercial Water Closet	10	29	1449272
D2012	MPR	Good	Urinal, Standard	3	29	1449373
D2014	MPR	Good	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	29	1449206
D2014	MPR	Good	Service Sink, Floor	1	34	1449471
D2014	MPR	Good	Sink/Lavatory, Wall-Hung, Vitreous China	11	29	1449137
D2014	MPR	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	29	1449215
D2018	MPR	Good	Drinking Fountain, Interior	2	14	1449175
D2023	MPR	Good	Water Heater, 100 GAL	1	19	1449114
D2029	MPR	Good	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	7,400 SF	39	1449445
D2034	MPR/Kitchen	Good	Grease Trap/Interceptor, 500 GAL	1	19	1449499
Fire Suppression						
D4019	MPR	Good	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	7,400 SF	39	1449326
D4031	MPR	Good	Fire Extinguisher, Wet Chemical/CO2	2	9	1449394
HVAC						
D3032	MPR	Good	Ductless Split System, 1.5 TON [CU-1]	1	14	1449086
D3032	MPR	Good	Ductless Split System, 2 TON [CU-2]	1	14	1449381
D3032	MPR	Good	Condensing Unit/Heat Pump, 4 TON [HP-1]	1	14	1449453
D3041	MPR	Good	Fan Coil Unit, 2500 CFM [Inaccessible]	1	19	1449575
D3042	MPR	Good	Exhaust Fan, 1000 CFM [EF-2]	1	19	1449184
D3042	MPR	Good	Exhaust Fan, 3000 CFM [EF-1]	1	19	1449470
D3052	MPR	Good	Packaged Unit (RTU), 15 TON [AC-UNIT 2]	1	19	1449316
D3052	MPR	Good	Packaged Unit (RTU), 4 TON [AC-UNIT 3]	1	19	1449212
D3052	MPR	Good	Packaged Unit (RTU), 5 TON [AC-UNIT 1]	1	19	1449521
D3094	MPR	Good	Air Curtain, 1000 CFM	1	19	1449057
D3094	MPR	Good	Air Curtain, 1000 CFM	1	19	1449219
Electrical						
D5012	MPR	Good	Main Distribution Panel, 400 AMP [MPH]	1	29	1449552
D5012	MPR	Good	Main Distribution Panel, 400 AMP [MPL]	1	29	1449444

Mission Bell Elementary School / F - MPR/Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	MPR	Good	Secondary Transformer, 150 kVA [TMP]	1	29	1449447
D5012	MPR	Good	Main Distribution Panel, 400 AMP [MPL]	1	29	1449486
D5019	MPR	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,400 SF	21	1449370
D5022	MPR	Good	Light Fixture, 250 WATT	12	19	1449403
D5022	MPR	Good	Light Fixture, 250 WATT	8	19	1449088
D5029	MPR	Good	Lighting System, Interior, Medium Density & Standard Fixtures	7,400 SF	19	1449495
D5092	MPR	Good	Exit Sign Light Fixture, LED	7	9	1449544

Fire Alarm & Comm

D5032	MPR	Good	Public Address/Announcement (PA) System, Facility Wide	7,400 SF	19	1533362
D5032	MPR	Good	Sound System, 7 Channel	1	14	1449433
D5037	MPR	Good	Fire Alarm System, Standard Addressable, Install	7,400 SF	19	1533361

Equipment/Special

E1027	MPR	Good	Sink, Laboratory, Stainless Steel w/ Drainboard	2	29	1449138
E1093	MPR	Good	Commercial Kitchen, Walk-In Refrigerator	1	19	1449253
E1093	MPR	Good	Commercial Kitchen, Freezer, 1-Door Reach-In	1	14	1449581
E1093	MPR	Good	Commercial Kitchen, Convection Oven, Double	1	9	1449299
E1093	MPR	Good	Commercial Kitchen, Convection Oven, Double	1	9	1449459
E1093	MPR	Good	Commercial Kitchen, Food Warmer	1	14	1449246
E1093	MPR	Good	Commercial Kitchen, 7.2 AMP	1	14	1449280
E1093	MPR	Good	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	14	1449513
E1093	MPR	Good	Commercial Kitchen, Freezer, 2-Door Reach-In	1	14	1449150
E1093	MPR	Good	Commercial Kitchen, 10 LF	1	14	1449376

Mission Bell Elementary School / G - Classrooms 10-11

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom 10-11	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,300 SF	9	1449428
B2023	Classroom 10-11	Good	Storefront, Metal-Framed Windows w/out Door(s)	276 SF	29	1449588
B2031	Classroom 10-11	Good	Exterior Door, Aluminum-Framed Fully-Glazed	3	29	1449382
B2032	Classroom 10-11	Good	Exterior Door, Steel	1	39	1449288
Roofing						
B3011	Classroom 10-11	Good	Roof, Modified Bituminous	3,900 SF	19	1449533
Interiors						
C1021	Classroom 10-11	Good	Interior Door, Wood Solid-Core	2	39	1449161
C1023	Classroom 10-11	Good	Door Hardware System, School (per Door)	4	29	1449152
C3012	Classroom 10-11	Good	Interior Wall Finish, any surface, Prep & Paint	4,000 SF	9	1449330
C3024	Classroom 10-11	Good	Interior Floor Finish, Vinyl Tile (VCT)	200 SF	14	1449068
C3025	Classroom 10-11	Good	Interior Floor Finish, Carpet Commercial Tile	3,000 SF	9	1449562
C3032	Classroom 10-11	Good	Interior Ceiling Finish, Fiberglass Panel	3,200 SF	24	1449197
Plumbing						
D2014	Classroom 10-11	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	29	1449226

Mission Bell Elementary School / G - Classrooms 10-11

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Classroom 10-11	Good	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	3,200 SF	39	1449448
Fire Suppression						
D4019	Classroom 10-11	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	3,200 SF	5	1449221
D4031	Classroom 10-11	Good	Fire Extinguisher, Wet Chemical/CO2	2	9	1449286
HVAC						
D3032	Classroom 10-11	Fair	Ductless Split System, 1.5 TON [RM-D]	1	3	1449163
D3032	Classroom 10-11	Fair	Ductless Split System, 1 TON	1	5	1449266
D3052	Classroom 10-11	Good	Packaged Unit (RTU), 5 TON [AC-2]	1	19	1449261
D3052	Classroom 10-11	Good	Packaged Unit (RTU), 5 TON	1	19	1449074
Electrical						
D5012	Classroom 10-11	Good	Secondary Transformer, 45 kVA	1	30	1449125
D5019	Classroom 10-11	Good	Electrical Wiring & Switches, 45	3,200 SF	39	1449066
D5022	Classroom 10-11	Good	Light Fixture, 250 WATT	5	19	1449054
D5029	Classroom 10-11	Good	Lighting System, Interior, Low Density & Standard Fixtures	3,200 SF	19	1449546
Fire Alarm & Comm						
D5032	Classroom 10-11	Good	Public Address/Announcement (PA) System, Facility Wide	3,200 SF	19	1533363
D5037	Classroom 10-11	Good	Fire Alarm System, Standard Addressable, Install	3,200 SF	19	1533364
Equipment/Special						
E2012	Classroom 10-11	Good	Kitchen Cabinetry, Stock Hardwood	40 LF	19	1449523
E2012	Classroom 10-11	Good	Kitchen Counter, Solid Surface	20 LF	39	1449590

Mission Bell Elementary School / H - Classroom 12-17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2021	Classroom 12-17	Fair	Window, 12 SF	68	10	1449112
B2032	Classroom 12-17	Good	Exterior Door, Steel	8	39	1449311
Roofing						
B3011	Classroom 12-17	Fair	Roof, Modified Bituminous	8,200 SF	5	1449264
Interiors						
C1021	Classroom 12-17	Fair	Interior Door, Wood Solid-Core	2	10	1449425
C1023	Classroom 12-17	Good	Door Hardware System, School (per Door)	10	29	1449364
C3012	Classroom 12-17	Good	Interior Wall Finish, any surface, Prep & Paint	12,000 SF	9	1449509
C3024	Classroom 12-17	Good	Interior Floor Finish, Vinyl Tile (VCT)	4,000 SF	14	1449564
C3025	Classroom 12-17	Good	Interior Floor Finish, Carpet Commercial Tile	2,000 SF	9	1449568
C3032	Classroom 12-17	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,000 SF	24	1449063
Plumbing						
D2014	Classroom 12-17	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	29	1449365
D2029	Classroom 12-17	Good	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	6,000 SF	39	1449203
Fire Suppression						
D4019	Classroom 12-17	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	6,000 SF	5	1449258

Mission Bell Elementary School / H - Classroom 12-17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Classroom 12-17	Good	Fire Extinguisher, Wet Chemical/CO2	6	9	1449555
HVAC						
D3042	Classroom 12-17	Fair	Exhaust Fan, 500 CFM [PR12]	1	6	1449538
D3042	Classroom 12-17	Fair	Exhaust Fan, 500 CFM [PR12]	1	6	1449189
D3042	Classroom 12-17	Fair	Exhaust Fan, 500 CFM [PR12]	1	6	1449422
D3042	Classroom 12-17	Fair	Exhaust Fan, 500 CFM [016100]	1	6	1449485
D3042	Classroom 12-17	Fair	Exhaust Fan, 500 CFM [PR12]	1	6	1449580
D3042	Classroom 12-17	Fair	Exhaust Fan, 500 CFM [PR12]	1	6	1449442
D3052	Classroom 12-17	Poor	Packaged Unit (RTU), 5 TON [AC-6]	1	1	1449105
D3052	Classroom 12-17	Poor	Packaged Unit (RTU), 5 TON [AC-3]	1	1	1449493
D3052	Classroom 12-17	Poor	Packaged Unit (RTU), 5 TON [AC-2]	1	1	1449405
D3052	Classroom 12-17	Poor	Packaged Unit (RTU), 5 TON [AC-1]	1	1	1449181
D3052	Classroom 12-17	Poor	Packaged Unit (RTU), 5 TON [AC-4]	1	1	1449119
D3052	Classroom 12-17	Poor	Packaged Unit (RTU), 5 TON [AC-5]	1	1	1449060
Electrical						
D5012	Classroom 12-17	Failed	Building/Main Switchboard, 400 AMP	1	0	1449409
D5012	Classroom 12-17	Fair	Secondary Transformer, 112.5 kVA	1	3	1449250
D5012	Classroom 12-17	Fair	Secondary Transformer, 45 kVA	1	3	1449352
D5019	Classroom 12-17	Good	Full Electrical System Upgrade, Medium Density/Complexity	6,000 SF	39	1449154
D5019	Classroom 12-17	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	6,000 SF	39	1449475
D5022	Classroom 12-17	Good	Light Fixture, 250 WATT	8	19	1449148
D5092	Classroom 12-17	Good	Exit Sign Light Fixture, LED	8	9	1449151
Fire Alarm & Comm						
D5032	Classroom 12-17	Good	Public Address/Announcement (PA) System, Facility Wide	6,000 SF	19	1533366
D5037	Classroom 12-17	Good	Fire Alarm System, Standard Addressable, Install	6,000 SF	19	1533365
Equipment/Special						
E2012	Classroom 12-17	Good	Kitchen Counter, Plastic Laminate, Postformed	90 LF	14	1449252
E2012	Classroom 12-17	Good	Kitchen Cabinetry, Stock Hardwood	90 LF	19	1449481

Mission Bell Elementary School / Portable 18

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 18	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	20 LF	5	1449240
Facade						
B2011	Portable Classroom 18	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,920 SF	5	1449285
B2021	Portable Classroom 18	Fair	Window, 24 SF	2	15	1449351
B2032	Portable Classroom 18	Fair	Exterior Door, Steel	1	20	1449374
Roofing						
B3011	Portable Classroom 18	Fair	Roof, Metal	1,200 SF	20	1449084
Interiors						
C1023	Portable Classroom 18	Fair	Door Hardware System, School (per Door)	1	10	1449178

Mission Bell Elementary School / Portable 18

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Portable Classroom 18	Fair	Interior Wall Finish, Vinyl	1,920 SF	10	1449308
C3025	Portable Classroom 18	Good	Interior Floor Finish, Carpet Commercial Tile	960 SF	9	1449135
Fire Suppression						
D4031	Portable Classroom 18	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1449237
HVAC						
D3052	Portable Classroom 18	Fair	Heat Pump, 3.5 TON	1	5	1449415
Electrical						
D5019	Portable Classroom 18	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449436
D5022	Portable Classroom 18	Fair	Light Fixture, 250 WATT	1	7	1449116
D5029	Portable Classroom 18	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449536
Fire Alarm & Comm						
D5032	Portable Classroom 18	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533367
D5037	Portable Classroom 18	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533368

Mission Bell Elementary School / Portable 19

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 19	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	20 LF	7	1449095
Facade						
B2011	Portable Classroom 19	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	14,400 SF	5	1449510
B2021	Portable Classroom 19	Fair	Window, 24 SF	2	15	1449271
B2032	Portable Classroom 19	Fair	Exterior Door, Steel	1	20	1449195
Roofing						
B3011	Portable Classroom 19	Fair	Roof, Metal	1,200 SF	20	1449071
Interiors						
C1021	Portable Classroom 19	Fair	Interior Door, Wood Solid-Core	2	10	1449263
C1023	Portable Classroom 19	Fair	Door Hardware System, School (per Door)	3	15	1449296
C3012	Portable Classroom 19	Fair	Interior Wall Finish, Vinyl	2,880 SF	10	1449214
C3025	Portable Classroom 19	Good	Interior Floor Finish, Carpet Commercial Tile	960 SF	9	1449091
C3032	Portable Classroom 19	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1449166
Fire Suppression						
D4031	Portable Classroom 19	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1449560
HVAC						
D3052	Portable Classroom 19	Fair	Heat Pump, 4 TON	1	7	1449524
Electrical						
D5019	Portable Classroom 19	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449576
D5022	Portable Classroom 19	Fair	Light Fixture, 250 WATT	1	7	1449061
D5029	Portable Classroom 19	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449087
Fire Alarm & Comm						
D5032	Portable Classroom 19	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533369

Mission Bell Elementary School / Portable 19

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Portable Classroom 19	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533370
Equipment/Special						
E2012	Portable Classroom 19	Fair	Kitchen Cabinetry, Stock Hardwood	8 LF	3	1449292
E2012	Portable Classroom 19	Fair	Kitchen Counter, Plastic Laminate, Postformed	8 LF	3	1449173

Mission Bell Elementary School / Portable 20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 20	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	20 LF	7	1449103
Facade						
B2011	Portable Classroom 20	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,440 SF	5	1449262
B2021	Portable Classroom 20	Fair	Window, 24 SF	2	15	1449462
B2032	Portable Classroom 20	Fair	Exterior Door, Steel	1	20	1449159
Roofing						
B3011	Portable Classroom 20	Fair	Roof, Metal	1,200 SF	20	1449064
Interiors						
C1023	Portable Classroom 20	Fair	Door Hardware System, School (per Door)	1	15	1449396
C3012	Portable Classroom 20	Fair	Interior Wall Finish, Vinyl	1,920 SF	10	1449273
C3025	Portable Classroom 20	Good	Interior Floor Finish, Carpet Commercial Tile	960 SF	9	1449117
C3032	Portable Classroom 20	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1449413
Fire Suppression						
D4031	Portable Classroom 20	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1449156
HVAC						
D3052	Portable Classroom 20	NA	Heat Pump, 4 TON	1	1	1449059
Electrical						
D5019	Portable Classroom 20	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449239
D5022	Portable Classroom 20	Fair	Light Fixture, 250 WATT	1	7	1449348
D5029	Portable Classroom 20	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449216
Fire Alarm & Comm						
D5032	Portable Classroom 20	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533371
D5037	Portable Classroom 20	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533372

Mission Bell Elementary School / Portable 22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 22	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	40 LF	7	1449267
Facade						
B2011	Portable Classroom 22	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,920 SF	7	1449123
B2021	Portable Classroom 22	Fair	Window, 24 SF	2	15	1449472
B2032	Portable Classroom 22	Fair	Exterior Door, Steel	1	15	1449399
Roofing						

Mission Bell Elementary School / Portable 22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Portable Classroom 22	Poor	Roof, Modified Bituminous	1,200 SF	1	1449359
Interiors						
C1023	Portable Classroom 22	Fair	Door Hardware System, School (per Door)	1	10	1449586
C3012	Portable Classroom 22	Fair	Interior Wall Finish, Vinyl	1,920 SF	10	1449079
C3025	Portable Classroom 22	Good	Interior Floor Finish, Carpet Commercial Standard	960 SF	9	1449174
C3032	Portable Classroom 22	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	928 SF	10	1449412
C3032	Portable Classroom 22	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	32 SF	2	1449563
Fire Suppression						
D4031	Portable Classroom 22	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1449307
HVAC						
D3052	Portable Classroom 22	Poor	Heat Pump, 4 TON	1	1	1449372
Electrical						
D5019	Portable Classroom 22	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449149
D5022	Portable Classroom 22	Fair	Light Fixture, 250 WATT	1	7	1449450
D5029	Portable Classroom 22	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449492
Fire Alarm & Comm						
D5032	Portable Classroom 22	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533373
D5037	Portable Classroom 22	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533374

Mission Bell Elementary School / Portable 23

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 23	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	20 LF	7	1449182
Facade						
B2011	Portable Classroom 23	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,920 SF	5	1449306
B2021	Portable Classroom 23	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	15	1449589
B2032	Portable Classroom 23	Fair	Exterior Door, Steel	1	20	1449225
Roofing						
B3011	Portable Classroom 23	Fair	Roof, Modified Bituminous	1,200 SF	7	1449565
Interiors						
C1023	Portable Classroom 23	Fair	Door Hardware System, School (per Door)	1	10	1449574
C3012	Portable Classroom 23	Fair	Interior Wall Finish, Vinyl	1,920 SF	10	1449231
C3025	Portable Classroom 23	Good	Interior Floor Finish, Carpet Commercial Tile	960 SF	9	1449520
C3032	Portable Classroom 23	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1449464
Fire Suppression						
D4031	Portable Classroom 23	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1449233
HVAC						
D3052	Portable Classroom 23	Poor	Heat Pump, 4 TON	1	1	1449426
Electrical						
D5019	Portable Classroom 23	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449322

Mission Bell Elementary School / Portable 23

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Portable Classroom 23	Fair	Light Fixture, 250 WATT	1	7	1449548
D5029	Portable Classroom 23	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449432
Fire Alarm & Comm						
D5032	Portable Classroom 23	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533375
D5037	Portable Classroom 23	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533376

Mission Bell Elementary School / Portable 24

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 24	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	20 LF	7	1449345
Facade						
B2011	Portable Classroom 24	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,920 SF	5	1449075
B2021	Portable Classroom 24	Fair	Window, 24 SF	2	15	1449554
B2032	Portable Classroom 24	Fair	Exterior Door, Steel	1	10	1449482
Roofing						
B3011	Portable Classroom 24	Fair	Roof, Modified Bituminous	1,200 SF	7	1449207
Interiors						
C1023	Portable Classroom 24	Fair	Door Hardware System, School (per Door)	1	5	1449134
C3012	Portable Classroom 24	Fair	Interior Wall Finish, Vinyl	1,920 SF	10	1449578
C3025	Portable Classroom 24	Good	Interior Floor Finish, Carpet Commercial Tile	960 SF	9	1449131
C3032	Portable Classroom 24	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1449476
Fire Suppression						
D4031	Portable Classroom 24	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1449092
HVAC						
D3052	Portable Classroom 24	Fair	Heat Pump, 3.5 TON	1	7	1449439
Electrical						
D5019	Portable Classroom 24	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449440
D5022	Portable Classroom 24	Fair	Light Fixture, 250 WATT	1	7	1449287
D5029	Portable Classroom 24	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449167
Fire Alarm & Comm						
D5032	Portable Classroom 24	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533377
D5037	Portable Classroom 24	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533378

Mission Bell Elementary School / Portable 25-26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 25-26	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	40 LF	7	1449323
Facade						
B2011	Portable Classroom 25-26	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,880 SF	5	1449343
B2021	Portable Classroom 25-26	Fair	Window, 24 SF	4	15	1449355
B2032	Portable Classroom 25-26	Good	Exterior Door, Steel	2	20	1449341

Mission Bell Elementary School / Portable 25-26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Portable Classroom 25-26	Fair	Roof, Metal	1,630 SF	20	1449164
Interiors						
C1023	Portable Classroom 25-26	Fair	Door Hardware System, School (per Door)	2	10	1449205
C3012	Portable Classroom 25-26	Fair	Interior Wall Finish, Vinyl	2,880 SF	10	1449186
C3025	Portable Classroom 25-26	Good	Interior Floor Finish, Carpet Commercial Tile	1,440 SF	9	1449096
C3032	Portable Classroom 25-26	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,440 SF	10	1449120
Plumbing						
D2014	Portable Classroom 25-26	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1449053
Fire Suppression						
D4031	Portable Classroom 25-26	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	1449217
HVAC						
D3052	Portable Classroom 25-26	Poor	Heat Pump, 3 TON	1	1	1449141
D3052	Portable Classroom 25-26	Fair	Heat Pump, 3 TON	1	7	1449303
Electrical						
D5012	Portable Classroom 25-26	Fair	Secondary Transformer, 167 kVA [XFMR T-DP]	1	11	1449458
D5012	Portable Classroom 25-26	Fair	Building/Main Switchboard, 600 AMP [DP]	1	21	1449579
D5019	Portable Classroom 25-26	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,440 SF	20	1449327
D5022	Portable Classroom 25-26	Fair	Light Fixture, 100 WATT	2	5	1449567
D5029	Portable Classroom 25-26	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,440 SF	10	1449539
Fire Alarm & Comm						
D5032	Portable Classroom 25-26	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533379
D5037	Portable Classroom 25-26	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533380
Equipment/Special						
E2012	Portable Classroom 25-26	Fair	Kitchen Counter, Plastic Laminate, Postformed	5 LF	10	1449431
E2012	Portable Classroom 25-26	Fair	Kitchen Cabinetry, Stock Hardwood	5 LF	10	1449147

Mission Bell Elementary School / Portable 27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 27	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	20 LF	7	1449519
Facade						
B2011	Portable Classroom 27	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,920 SF	5	1449347
B2021	Portable Classroom 27	Fair	Window, 24 SF	2	15	1449505
B2032	Portable Classroom 27	Fair	Exterior Door, Steel	1	20	1449360
Roofing						
B3011	Portable Classroom 27	Poor	Roof, Metal	1,200 SF	1	1449254
Interiors						
C1023	Portable Classroom 27	Fair	Door Hardware System, School (per Door)	1	10	1449069
C3012	Portable Classroom 27	Fair	Interior Wall Finish, Vinyl	960 SF	10	1449418

Mission Bell Elementary School / Portable 27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Portable Classroom 27	Good	Interior Floor Finish, Carpet Commercial Tile	960 SF	9	1449073
C3032	Portable Classroom 27	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	60 SF	2	1449427
C3032	Portable Classroom 27	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	10	1449390
Fire Suppression						
D4031	Portable Classroom 27	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1449234
HVAC						
D3052	Portable Classroom 27	Poor	Heat Pump, 4 TON	1	1	1449099
Electrical						
D5019	Portable Classroom 27	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449553
D5022	Portable Classroom 27	Fair	Light Fixture, 250 WATT	1	7	1449561
D5029	Portable Classroom 27	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449110
Fire Alarm & Comm						
D5032	Portable Classroom 27	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533381
D5037	Portable Classroom 27	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533382

Mission Bell Elementary School / Portable 28

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 28	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	20 LF	7	1449333
Facade						
B2011	Portable Classroom 28	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,920 SF	5	1449081
B2021	Portable Classroom 28	Fair	Window, 24 SF	2	15	1449494
B2032	Portable Classroom 28	Fair	Exterior Door, Steel	1	20	1449550
Roofing						
B3011	Portable Classroom 28	Fair	Roof, Metal	1,200 SF	20	1449208
Interiors						
C1023	Portable Classroom 28	Fair	Door Hardware System, School (per Door)	1	10	1449559
C3012	Portable Classroom 28	Fair	Interior Wall Finish, Vinyl	1,920 SF	10	1449460
C3025	Portable Classroom 28	Good	Interior Floor Finish, Carpet Commercial Tile	960 SF	9	1449411
C3032	Portable Classroom 28	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1449508
Fire Suppression						
D4031	Portable Classroom 28	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1449140
HVAC						
D3052	Portable Classroom 28	Poor	Heat Pump, 4 TON	1	1	1449540
Electrical						
D5019	Portable Classroom 28	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449502
D5022	Portable Classroom 28	Fair	Light Fixture, 250 WATT	1	7	1449516
D5029	Portable Classroom 28	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449062
Fire Alarm & Comm						
D5032	Portable Classroom 28	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533383

Mission Bell Elementary School / Portable 28

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Portable Classroom 28	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533384

Mission Bell Elementary School / Portable 29

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 29	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	20 LF	7	1449284
Facade						
B2011	Portable Classroom 29	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,920 SF	7	1449421
B2021	Portable Classroom 29	Fair	Window, 24 SF	2	10	1449235
B2032	Portable Classroom 29	Fair	Exterior Door, Steel	1	20	1449512
Roofing						
B3011	Portable Classroom 29	Fair	Roof, Metal	1,200 SF	20	1449283
Interiors						
C1023	Portable Classroom 29	Fair	Door Hardware System, School (per Door)	1	10	1449200
C3012	Portable Classroom 29	Fair	Interior Wall Finish, Vinyl	1,920 SF	10	1449130
C3025	Portable Classroom 29	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	3	1449255
C3032	Portable Classroom 29	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1449496
Fire Suppression						
D4031	Portable Classroom 29	Good	Fire Extinguisher, Wet Chemical/CO2	1	9	1449180
HVAC						
D3052	Portable Classroom 29	Poor	Heat Pump, 3.5 TON	1	1	1449196
Electrical						
D5019	Portable Classroom 29	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449176
D5022	Portable Classroom 29	Fair	Light Fixture, 100 WATT	1	5	1449465
D5029	Portable Classroom 29	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449483
Fire Alarm & Comm						
D5032	Portable Classroom 29	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533385
D5037	Portable Classroom 29	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533386

Mission Bell Elementary School / Portable 30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 30	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	40 LF	5	1449193
Facade						
B2011	Portable Classroom 30	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,560 SF	7	1449357
B2021	Portable Classroom 30	Fair	Window, 24 SF	2	10	1449298
B2032	Portable Classroom 30	Fair	Exterior Door, Steel	2	15	1449265
Roofing						
B3011	Portable Classroom 30	Failed	Roof, Modified Bituminous	980 SF	0	1449223
Interiors						
C1023	Portable Classroom 30	Fair	Door Hardware System, School (per Door)	2	3	1449410

Mission Bell Elementary School / Portable 30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Portable Classroom 30	Fair	Interior Wall Finish, Wood Paneling	1,560 SF	15	1449584
C3025	Portable Classroom 30	Good	Interior Floor Finish, Carpet Commercial Standard	960 SF	9	1449260
C3032	Portable Classroom 30	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	980 SF	5	1449498
C3032	Portable Classroom 30	Failed	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	16 SF	0	1449204
HVAC						
D3052	Portable Classroom 30	Poor	Heat Pump, 3 TON	1	1	1449506
Electrical						
D5019	Portable Classroom 30	Fair	Full Electrical System Upgrade, Low Density/Complexity	980 SF	20	1449293
D5022	Portable Classroom 30	Fair	Light Fixture, 100 WATT	2	5	1449404
D5029	Portable Classroom 30	Fair	Lighting System, Interior, Low Density & Standard Fixtures	980 SF	5	1449473
Fire Alarm & Comm						
D5032	Portable Classroom 30	Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533387
D5037	Portable Classroom 30	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533388

Mission Bell Elementary School / Portable 31

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Portable Classroom 31	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	20 LF	7	1449491
Facade						
B2011	Portable Classroom 31	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,920 SF	7	1449353
B2021	Portable Classroom 31	Fair	Window, 24 SF	2	15	1449155
B2032	Portable Classroom 31	Fair	Exterior Door, Steel	1	15	1449457
Roofing						
B3011	Portable Classroom 31	Fair	Roof, Metal	1,200 SF	20	1449108
Interiors						
C1023	Portable Classroom 31	Fair	Door Hardware System, School (per Door)	1	10	1449080
C3012	Portable Classroom 31	Fair	Interior Wall Finish, Vinyl	1,920 SF	7	1449199
C3025	Portable Classroom 31	Good	Interior Floor Finish, Carpet Commercial Tile	960 SF	9	1449484
C3031	Portable Classroom 31	Fair	Interior Ceiling Finish, Plastic Fiberglass-Reinforced	960 SF	5	1449429
Fire Suppression						
D4031	Portable Classroom 31	Good	Fire Extinguisher, Wet Chemical/CO2	1	9	1449528
HVAC						
D3052	Portable Classroom 31	Poor	Heat Pump, 3.5 TON	1	1	1449377
Electrical						
D5019	Portable Classroom 31	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	960 SF	20	1449115
D5022	Portable Classroom 31	Fair	Light Fixture, 250 WATT	1	7	1449202
D5029	Portable Classroom 31	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	10	1449583
Fire Alarm & Comm						
D5032		Good	Public Address/Announcement (PA) System, Facility Wide	960 SF	19	1533389
D5037		Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533390

Mission Bell Elementary School / Portable Restroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Restroom 25-26	Fair	Exterior Wall, 250, Prep & Paint	1,000 SF	7	1449466
B2032	Restroom 25-26	Fair	Exterior Door, Steel	4	20	1449056
Roofing						
B3011	Restroom 25-26	Fair	Roof, Modified Bituminous	600 SF	7	1449490
Interiors						
C1031	Restroom 25-26	Fair	Toilet Partitions, Plastic/Laminate	6	10	1449309
C3012	Restroom 25-26	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,000 SF	15	1449168
C3024	Restroom 25-26	Fair	Interior Floor Finish, Vinyl Sheeting	500 SF	7	1449335
C3032	Restroom 25-26	Fair	Interior Ceiling Finish, Fiberglass Panel	500 SF	10	1449317
Plumbing						
D2011	Restroom 25-26	Fair	Toilet, Commercial Water Closet	8	10	1449158
D2012	Restroom 25-26	Fair	Urinal, Standard	2	10	1449251
D2014	Restroom 25-26	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	1449257
D2018	Restroom 25-26	Fair	Drinking Fountain, Outside/Site Style	1	5	1449314
Electrical						
D5022	Restroom 25-26	Fair	Light Fixture, 250 WATT	4	7	1449097
Fire Alarm & Comm						
D5037		Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533391

Mission Bell Elementary School / Restroom Building 1

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Restroom 1-9	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	900 SF	9	1449371
B2023	Restroom 1-9	Good	Storefront, Metal-Framed Windows w/out Door(s)	28 SF	29	1449109
B2032	Restroom 1-9	Good	Exterior Door, Steel	6	39	1449274
Roofing						
B3011	Restroom 1-9	Good	Roof, Modified Bituminous	1,100 SF	19	1449302
Interiors						
C1031	Restroom 1-9	Good	Toilet Partitions, Plastic/Laminate	4	19	1449557
C3012	Restroom 1-9	Good	Interior Wall Finish, Ceramic Tile	462 SF	39	1449571
C3024	Restroom 1-9	Good	Interior Floor Finish, Ceramic Tile	330 SF	40	1449146
C3031	Restroom 1-9	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	900 SF	9	1449500
Plumbing						
D2011	Restroom 1-9	Good	Toilet, Commercial Water Closet	4	29	1449055
D2012	Restroom 1-9	Good	Urinal, Standard	4	19	1449380
D2014	Restroom 1-9	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	29	1449527
D2018	Restroom 1-9	Good	Drinking Fountain, Interior	4	14	1449297
D2029	Restroom 1-9	Good	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	900 SF	39	1449417
HVAC						

Mission Bell Elementary School / Restroom Building 1

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Restroom 1-9	Good	Exhaust Fan, 200 CFM	1	19	1449469
D3042	Restroom 1-9	Good	Exhaust Fan, 200 CFM	1	19	1449328
Electrical						
D5022	Restroom 1-9	Good	Light Fixture, 250 WATT	3	19	1449281
D5029	Restroom 1-9	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	19	1449198
Fire Alarm & Comm						
D5037	Restroom 1-9	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533392

Mission Bell Elementary School / Restroom Building 2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Restroom 12-17	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	500 SF	9	1449398
B2032	Restroom 12-17	Fair	Exterior Door, Steel	4	20	1449319
Roofing						
B3011	Restroom 12-17	Fair	Roof, Modified Bituminous	1,050 SF	10	1449076
Interiors						
C1031	Restroom 12-17	Fair	Toilet Partitions, Plastic/Laminate	5	10	1449324
C3012	Restroom 12-17	Good	Interior Wall Finish, Ceramic Tile	1,700 SF	40	1449067
C3024	Restroom 12-17	Good	Interior Floor Finish, Ceramic Tile	850 SF	40	1449332
C3031	Restroom 12-17	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	850 SF	7	1449504
Plumbing						
D2011	Restroom 12-17	Fair	Toilet, Commercial Water Closet	4	10	1449378
D2012	Restroom 12-17	Fair	Urinal, Standard	2	10	1449530
D2014	Restroom 12-17	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	10	1449128
D2014	Restroom 12-17	Fair	Service Sink, Floor	1	7	1449336
D2018	Restroom 12-17	Poor	Drinking Fountain, Outside/Site Style	1	0	1449083
D2023	Restroom 12-17	Fair	Water Heater, 12 GAL	1	3	1449241
D2029	Restroom 12-17	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	850 SF	15	1449304
Electrical						
D5019	Restroom 12-17	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	850 SF	20	1449078
D5022	Restroom 12-17	Good	Light Fixture, 250 WATT	4	19	1449368
D5029	Restroom 12-17	Fair	Lighting System, Interior, Low Density & Standard Fixtures	850 SF	10	1449133
Fire Alarm & Comm						
D5037	Restroom 12-17	Good	Fire Alarm System, Standard Addressable, Install	960 SF	19	1533393

Mission Bell Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2018	Hallways	Fair	Drinking Fountain, Outside/Site Style	1	3	1449529
D2021	Site	Good	Backflow Preventer, 2 INCH	1	29	1449289
D2021	Site	Fair	Backflow Preventer, 2 INCH	1	5	1449525

Mission Bell Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2021	Site	Good	Backflow Preventer, 2 INCH	1	29	1449488
Fire Suppression						
D4011	Site	Good	Backflow Preventer, 6 INCH	1	29	1449294
Electrical						
D5012	Site	Good	Building/Main Switchboard, 2500 AMP	1	38	1449107
D5012	Site	Fair	Secondary Transformer, 30 kVA [XFRMR T-3]	1	11	1449169
D5012	Site	Fair	Building/Main Switchboard, 1200 AMP [MSB]	1	21	1449437
D5012	Site	Fair	Secondary Transformer, 100 kVA [XFRMR T-1]	1	11	1449098
D5012	Site	Fair	Secondary Transformer, 100 kVA [XFRMR T-2]	1	11	1449537
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	69,000 SF	16	1449331
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	20,000 SF	1	1449172
G2022	Site	Good	Parking Lots, Aggregate/Gravel, Replenish	10,800 SF	6	1449165
Site Development						
G2041	Site	Good	Fences & Gates, Wrought Iron, 6' High	125 LF	49	1449461
G2041	Site	Good	Fences & Gates, Metal Tube, 6' High	9,999 LF	39	1449503
G2041	Site	Good	Fences & Gates, Chain Link, 6' High	2,700 LF	39	1449247
G2045	Site	Fair	Site Furnishings, Bike Rack	2	10	1449479
G2047	Site	Poor	Sports Apparatus, Basketball Backstop	8	1	1449190
G2047	Site	Fair	Play Structure, Medium	1	14	1449545
G2047	Site	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	3,300 SF	14	1449406
G2047	Site	Fair	Play Structure, Swing Set only, 4 Seats	4	5	1449085
G2047	Site	Poor	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	30,250 SF	1	1449454
G2049	Site	Good	Prefabricated/Ancillary Building or Structure, All Components	2,100 SF	35	1449543
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	65,000 SF	10	1449385
Site Lighting						
G4021	Site	Good	Site Pole Light, 80 - 100 WATT, Replace/Install	7	20	1449452
Follow-up Studies						
P000X	Site	NA	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	1	0	1449591

Appendix E: Replacement Reserves



11/26/2019

Table with columns: Building, Subfolder, Unifomat Code, Location Description, ID, 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. Rows list various maintenance items like wall painting, flooring, and electrical systems across different school buildings.



Building	Subfolder	Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
Mission Bell Elementary School	Site	G2045	Site	1449479	Site Furnishings, Bike Rack, Replace	25	15	10	2	EA	\$885.60	\$1,771										\$1,771											\$1,771	
Mission Bell Elementary School	Site	G2047	Site	1449190	Sports Apparatus, Basketball Backstop, Replace	25	24	1	8	EA	\$10,516.50	\$84,132	\$84,132																				\$84,132	
Mission Bell Elementary School	Site	G2047	Site	1449454	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	4	1	30250	SF	\$0.50	\$15,036	\$15,036					\$15,036				\$15,036						\$15,036						\$60,142
Mission Bell Elementary School	Site	G2047	Site	1449085	Play Structure, Swing Set only, 4 Seats, Replace	20	15	5	4	EA	\$2,767.50	\$11,070					\$11,070																	\$11,070
Mission Bell Elementary School	Site	G2047	Site	1449545	Play Structure, Medium, Replace	20	6	14	1	EA	\$22,140.00	\$22,140																						\$22,140
Mission Bell Elementary School	Site	G2047	Site	1449406	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	6	14	3300	SF	\$23.25	\$76,715																						\$76,715
Mission Bell Elementary School	Site	G2057	Site	1449385	Irrigation System, , Replace/Install	25	15	10	65000	SF	\$3.87	\$251,843										\$251,843												\$251,843
Mission Bell Elementary School	Site	G4021	Site	1449452	Site Pole Light, 80 - 100 WATT, Replace/Install	20	0	20	7	EA	\$4,649.40	\$32,546																				\$32,546	\$32,546	
Mission Bell Elementary School	Site	P000X	Site	1449591	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	0	0	0	1	EA	\$7,749.00	\$7,749	\$7,749																					\$7,749
Totals, Unescalated												\$66,925	\$266,878	\$356	\$71,789	\$0	\$359,697	\$49,647	\$93,375	\$0	\$445,817	\$608,649	\$122,415	\$0	\$134,241	\$266,765	\$222,806	\$292,339	\$29,910	\$19,539	\$1,985,884	\$279,629	\$5,316,660	
Totals, Escalated (3.0% inflation, compounded annually)												\$66,925	\$274,884	\$378	\$78,446	\$0	\$416,988	\$59,281	\$114,839	\$0	\$581,690	\$817,973	\$169,450	\$0	\$197,138	\$403,506	\$347,124	\$469,118	\$49,437	\$33,263	\$3,482,259	\$505,042	\$8,067,741	

Appendix F: Equipment Inventory List

51	1449102	D5092	Exit Sign Light Fixture		Mission Bell Elementary School / A - Office	Main Office				2018		5
52	1449236	D5092	Exit Sign Light Fixture		Mission Bell Elementary School / B - Media Center	Library				2018		3
53	1449544	D5092	Exit Sign Light Fixture		Mission Bell Elementary School / F - MPR/Kitchen	MPR				2018		7

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1449138	E1027	Sink		Mission Bell Elementary School / F - MPR/Kitchen	MPR				2018		2
2	1449170	E1028	Defibrillator (AED)		Mission Bell Elementary School / A - Office	Main Office				2019		
3	1449376	E1093	Commercial 10 LF	10 LF	Mission Bell Elementary School / F - MPR/Kitchen	MPR	ACCUREX	XO-108.00-S	15532736	2018		
4	1449280	E1093	Commercial 7.2 AMP	7.2 AMP	Mission Bell Elementary School / F - MPR/Kitchen	MPR	Vollrath	36434	H286-01001118-001	2018		
5	1449299	E1093	Commercial Convection Oven, Double		Mission Bell Elementary School / F - MPR/Kitchen	MPR	Blodgett	DFG-200-ES	120617CD003T	2018		
6	1449459	E1093	Commercial Convection Oven, Double		Mission Bell Elementary School / F - MPR/Kitchen	MPR	Blodgett	DFG-200-ES	120617CD005B	2018		
7	1449246	E1093	Commercial Food Warmer		Mission Bell Elementary School / F - MPR/Kitchen	MPR	Cres Cor	H-137-SUA-12D		2018		
8	1449581	E1093	Commercial Freezer, 1-Door Reach-In		Mission Bell Elementary School / F - MPR/Kitchen	MPR	Traulsen	Inaccessible	Inaccessible	2018		
9	1449150	E1093	Commercial Freezer, 2-Door Reach-In		Mission Bell Elementary School / F - MPR/Kitchen	MPR	Traulsen	Inaccessible	Inaccessible	2018		
10	1449513	E1093	Commercial Refrigerator, 2-Door Reach-In		Mission Bell Elementary School / F - MPR/Kitchen	MPR	Traulsen	Inaccessible	Inaccessible	2018		
11	1449253	E1093	Commercial Walk-In Refrigerator		Mission Bell Elementary School / F - MPR/Kitchen	MPR	Airdyne			2018		

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1449452	G4021	Site Pole Light	80 - 100 WATT	Mission Bell Elementary School / Site	Site				2019		7