



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC Architects
3546 Concourses Street
Ontario, California 91764
Andrew Thompson



PACIFIC AVENUE ELEMENTARY SCHOOL
6110 45th Street
Jurupa Valley, California 92509

PREPARED BY:

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	Pacific Avenue Elementary School 6110 45 th Street Jurupa Valley, California 92509
Site Developed	1962, Phase 2012
Property Type	Elementary School
Current Occupants	100%
Building Area	43,314 SF
Number of Buildings	17
Date(s) of Visit	9/20/2019
Management Point of Contact	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
On-site Point of Contact (POC)	NA
Assessment and Report Prepared By	Tony Worthy
Reviewed By	Kathleen Sullivan Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

Buildings

Building Summary			
Building	Use	Constructed	Area (SF)
1	Main Office Building	1962	1395
2	MPR/ Kitchen Building	1962	6836
3	Library Building	1962	2880
4	Classroom Building 1-3	1962	4428

Building Summary

Building	Use	Constructed	Area (SF)
5	Classroom Building 4-6	1962	4320
6	Classroom Building 7-9	1962	3672
7	Classroom Building 10-11	1962	4140
8	Classroom Building 12-17	1962	6090
9	Portable Building 1-3	1962	2880
10	Portable Building 4	1962	960
11	Portable Building 5	1962	960
12	Portable Building 6	1962	960
13	Portable Building 7	1962	960
14	Portable Building 11	2002	960
15	Portable Building 12	2002	960
16	Site Restroom	2003	495
17	Site Restroom 2	1962	418
TOTAL			43,314

Unit Allocation

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

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

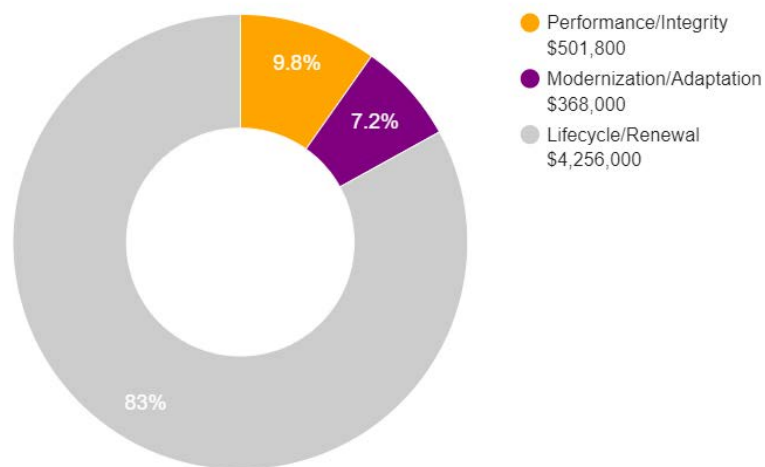
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,125,800

Campus Findings and Deficiencies

Historical Summary

The Pacific Avenue Elementary School campus was constructed in 1962. The Site Restroom Building was constructed in 2003 and the Portable Buildings 11-12 were added in 2002. Most of the buildings were upgraded during a partial renovated in 2012.

Architectural

The buildings are constructed of steel and wood frame with stucco and wood façades. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

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

Site

Composed of regular landscaping and common area parking lots with pedestrian walkways, athletic fields and playgrounds the buildings sites are in fair overall condition with issues of site drainage and irrigation cover throughout the campus. Regular maintenance and inspections are highly recommended throughout the reserve replacement term.

Recommended Additional Studies

The site drainage and irrigation system are in poor condition. The client has reported that during heavy rain they are having water drainage issues throughout the property. It has also been reported that the existing irrigation system has issues with coverage throughout the campus. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the site drainage is also included.

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

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

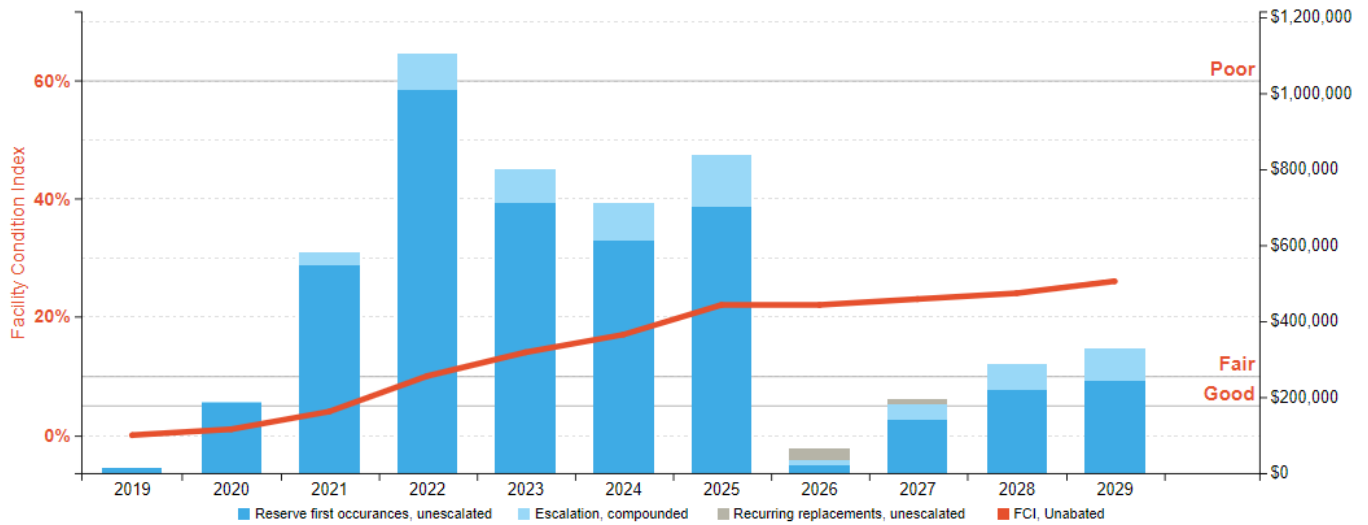
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Pacific Avenue Elementary School / Classrooms #1-3	\$450	4,428	\$1,992,600	0.0%	0.6%	12.9%	22.2%
Pacific Avenue Elementary School / Classrooms #10-11	\$450	4,185	\$1,883,250	0.0%	0.7%	8.8%	20.3%
Pacific Avenue Elementary School / Classrooms #12-17	\$450	6,090	\$2,740,500	0.0%	2.1%	12.4%	28.1%
Pacific Avenue Elementary School / Classrooms #4-6	\$450	4,320	\$1,944,000	0.0%	2.0%	19.3%	29.8%
Pacific Avenue Elementary School / Classrooms #7-9	\$450	3,672	\$1,652,400	0.0%	2.3%	17.7%	28.1%
Pacific Avenue Elementary School / Main Office Building	\$450	1,395	\$627,750	0.0%	0.0%	4.3%	15.0%
Pacific Avenue Elementary School / MPR/ Kitchen Building	\$450	6,826	\$3,071,700	0.0%	0.3%	7.9%	21.9%
Pacific Avenue Elementary School / Portable Classroom # 11	\$175	960	\$168,000	0.0%	0.0%	5.1%	15.5%
Pacific Avenue Elementary School / Portable Classroom # 12	\$175	960	\$168,000	0.0%	0.0%	5.1%	15.5%
Pacific Avenue Elementary School / Portable Classroom # 4	\$175	960	\$168,000	0.0%	3.8%	17.5%	33.4%
Pacific Avenue Elementary School / Portable Classroom # 5	\$175	960	\$168,000	0.0%	3.0%	8.2%	23.8%
Pacific Avenue Elementary School / Portable Classroom # 6	\$175	960	\$168,000	0.0%	0.0%	15.3%	31.2%
Pacific Avenue Elementary School / Portable Classroom # 7	\$175	960	\$168,000	0.0%	3.8%	19.1%	35.1%
Pacific Avenue Elementary School / Portable Classrooms # 1-3	\$175	2,880	\$504,000	0.0%	1.3%	7.7%	22.1%
Pacific Avenue Elementary School / Portable Library Building	\$450	1,920	\$864,000	0.0%	1.2%	5.9%	19.9%
Pacific Avenue Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%
Pacific Avenue Elementary School / Site Restroom	\$175	495	\$86,625	0.0%	0.0%	18.9%	36.5%
Pacific Avenue Elementary School / Site Restroom 2	\$175	418	\$73,150	0.0%	5.4%	29.1%	57.2%

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: Pacific Avenue Elementary School

Replacement Value: \$ 19,491,300; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Pacific Avenue Elementary School	2	\$15,498
Total	2	\$15,498

Pacific Avenue Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1482783	Pacific Avenue Elementary School / Site	P000X	Engineer, Civil, Landscaping	Poor	Performance/Integrity	\$7,749
1449596	Pacific Avenue Elementary School / Site	P000X	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	NA	Modernization/Adaptation	\$7,749
Total (2 items)						\$15,498

Key Findings

Plumbing System in Poor condition.

Rainwater Drainage, High Density Site

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

Priority Score: **86.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$274,500

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The client has reported that during heavy rain they are having storm water drainage issues throughout the property. - AssetCALC ID: 1483688



Irrigation System in Poor condition.

Site

Uniformat Code: G2057
 Recommendation: **Replace/Install in 2021**

Priority Score: **83.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$191,200

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The client has reported that the existing irrigation system has issues with coverage throughout the campus. - AssetCALC ID: 1443485

Recommended Follow-up Study: Civil, Landscaping

Civil, Landscaping
 Site Throughout Campus Site

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

Priority Score: **82.0**

Plan Type:
 Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

The client has reported that the existing irrigation system has issues with coverage throughout the campus. - AssetCALC ID: 1482783



Sprinkler System

Full Retrofit, Low Density/Complexity
 Portable Classroom # 6 Portable Building 6

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

Priority Score: **60.9**

Plan Type:
 Modernization/Adaptation

Cost Estimate: \$3,200

\$\$\$\$

- AssetCALC ID: 1449030



Sprinkler System

Full Retrofit, Low Density/Complexity
Site Restroom Site Restrooms

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$1,600

\$\$\$\$

- AssetCALC ID: 1449046



Sprinkler System

Full Retrofit, Medium Density/Complexity
Classrooms #7-9 Classrooms Building 7-9

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

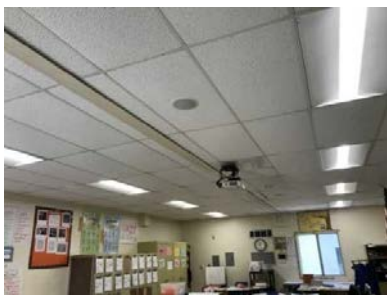
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$20,300

\$\$\$\$

- AssetCALC ID: 1448118



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Classrooms # 1-3 Portable Building 1-3

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$9,600

\$\$\$\$

- AssetCALC ID: 1449045



Sprinkler System

Full Retrofit, Low Density/Complexity
Site Restroom 2 Site Restroom 2

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$1,400

\$\$\$\$

- AssetCALC ID: 1449049



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Classroom # 11 Portable Building 11

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

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- AssetCALC ID: 1448987



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Classroom # 7 Portable Building 7

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

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- AssetCALC ID: 1449032



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Classroom # 12 Portable Building 12

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

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- AssetCALC ID: 1449014



Sprinkler System

Full Retrofit, Medium Density/Complexity
Classrooms #1-3 Classrooms Building 1-3

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$24,500

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- AssetCALC ID: 1448120



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Classroom # 4 Portable Building 4

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

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- AssetCALC ID: 1449016



Sprinkler System

Full Retrofit, Medium Density/Complexity
Classrooms #4-6 Classrooms Building 4-6

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

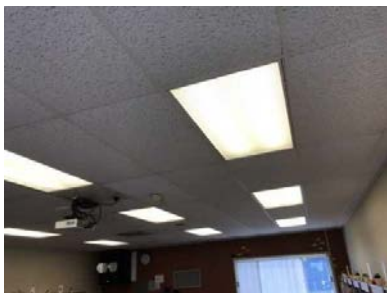
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$23,900

\$\$\$\$

- AssetCALC ID: 1448119



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Library Building Portable Library Building

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$6,400

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There is no sprinkler system installed in this portable building. - AssetCALC ID: 1448210



Sprinkler System

Full Retrofit, Medium Density/Complexity
Classrooms #12-17 Classroom Building 12-17

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$33,700

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- AssetCALC ID: 1449593



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Classroom # 5 Portable Building 5

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

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- AssetCALC ID: 1449019

2. Main Office Building



Main Office Building: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	1,395 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, Ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Hard Tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets, and sinks in all restrooms	Fair

Main Office Building: Systems Summary		
HVAC	Rooftop package unit	Good
Fire Suppression	Wet-pipe sprinkler system; Fire extinguishers	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$2,800	\$18,900	\$5,200	\$3,700	\$30,600
Roofing	-	-	-	-	\$21,800	\$21,800
Interiors	-	\$3,000	-	\$19,200	\$27,500	\$49,700
Plumbing	-	-	-	\$25,800	\$2,200	\$28,000
Fire Suppression	-	-	-	\$6,900	\$500	\$7,400
HVAC	-	-	-	-	\$16,000	\$16,000
Electrical	-	-	\$7,200	-	\$19,900	\$27,000
Fire Alarm & Comm	-	-	-	\$2,200	\$8,600	\$10,800
Equipment/Special	-	\$1,800	-	-	\$31,700	\$33,500
TOTALS	-	\$7,600	\$26,100	\$59,300	\$131,900	\$224,800

3. MPR/ Kitchen Building



MPR/ Kitchen Building: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	6,836 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic Floors: Carpet, composite rubber tile, linoleum Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

MPR/ Kitchen Building: Systems Summary

HVAC	Rooftop package unit Air curtain units	Fair
Fire Suppression	Wet-pipe sprinkler system; Fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$18,100	\$127,800	-	\$26,900	\$172,800
Roofing	-	\$78,700	-	\$36,500	-	\$115,200
Interiors	-	\$12,400	\$25,300	\$40,900	\$141,200	\$219,800
Plumbing	-	\$1,900	-	\$129,200	\$6,700	\$137,800
Fire Suppression	-	-	\$11,700	\$4,200	\$14,600	\$30,400
HVAC	-	\$12,000	\$1,500	-	\$108,600	\$122,100
Electrical	-	\$1,600	\$84,900	-	\$98,100	\$184,600
Fire Alarm & Comm	-	-	-	\$19,800	\$41,900	\$61,700
Equipment/Special	-	\$4,400	\$30,300	-	\$88,900	\$123,600
TOTALS	-	\$129,100	\$281,500	\$230,600	\$526,900	\$1,168,000

4. Portable Library Building



Portable Library Building: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	1,920 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$32,400	\$12,000	\$14,000	\$58,400
Roofing	-	-	-	-	\$55,700	\$55,700
Interiors	-	-	-	\$56,100	\$40,100	\$96,300
Plumbing	-	-	-	\$35,500	-	\$35,500
Fire Suppression	-	\$700	\$7,200	-	\$1,000	\$8,900
HVAC	-	\$10,000	-	-	-	\$10,000
Electrical	-	-	\$9,900	-	\$19,600	\$29,400
Fire Alarm & Comm	-	-	-	-	\$11,800	\$11,800
Pavement	-	-	-	-	-	-
TOTALS	-	\$10,700	\$49,500	\$103,600	\$142,200	\$306,000

5. Classroom Building 1-3



Classroom Building 1-3: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	4428 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with steel windows Stucco with steel windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, fiberboard Floors: VCT, ceramic tile Ceilings: Hard tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair

Classroom Building 1-3: Systems Summary		
HVAC	Rooftop package units	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the poor condition and age of this rooftop package unit the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$156,200	\$28,500	-	\$6,500	\$191,200
Roofing	-	-	-	\$52,900	-	\$52,900
Interiors	-	\$1,700	\$20,200	\$1,000	\$31,800	\$54,700
Plumbing	-	\$1,300	\$7,000	\$81,900	-	\$90,200
Fire Suppression	-	-	\$27,600	\$600	\$800	\$29,000
HVAC	-	\$12,500	-	\$7,900	\$30,300	\$50,700
Electrical	-	-	\$22,700	-	\$59,000	\$81,700
Fire Alarm & Comm	-	-	-	-	\$27,100	\$27,100
Equipment/Special	-	-	-	-	\$29,300	\$29,300
TOTALS	-	\$171,700	\$106,000	\$144,300	\$184,800	\$606,800

6. Classroom Building 4-6



Classroom Building 4-6: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	4320 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with steel windows Stucco with steel windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, fiberboard Floors: VCT, ceramic tile Ceilings: Hard Tile, ACT, painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Classroom Building 4-6: Systems Summary		
HVAC	Rooftop package units	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the poor condition and age of this rooftop package unit the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$176,900	\$28,400	-	\$7,100	\$212,400
Roofing	-	-	-	\$50,400	-	\$50,400
Interiors	-	\$10,100	\$57,900	\$25,600	\$30,600	\$124,300
Plumbing	-	\$700	\$27,900	\$79,900	\$1,000	\$109,500
Fire Suppression	-	-	\$26,900	\$1,200	\$1,600	\$29,700
HVAC	-	\$37,600	-	\$5,700	\$2,000	\$45,200
Electrical	-	-	\$22,200	-	\$57,600	\$79,800
Fire Alarm & Comm	-	-	-	-	\$26,500	\$26,500
Equipment/Special	-	-	-	-	\$29,300	\$29,300
TOTALS	-	\$225,300	\$163,300	\$162,800	\$155,700	\$707,100

7. Classroom Building 7-9



Classroom Building 7-9: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	3,672 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with steel windows Stucco with steel windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Fiberboard Floors: VCT Ceilings: Hard Tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Sinks	Fair

Classroom Building 7-9: Systems Summary		
HVAC	Rooftop package units	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the poor condition and age of this rooftop package unit the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$200,900	\$24,700	-	\$5,700	\$231,300
Roofing	-	-	-	\$39,600	-	\$39,600
Interiors	-	-	-	\$25,700	\$29,400	\$55,200
Plumbing	-	-	-	\$68,000	-	\$68,000
Fire Suppression	-	-	\$22,900	\$1,200	\$1,600	\$25,700
HVAC	-	\$37,600	-	\$3,800	-	\$41,400
Electrical	-	-	\$18,800	-	\$48,800	\$67,700
Fire Alarm & Comm	-	-	-	-	\$22,500	\$22,500
Equipment/Special	-	-	-	-	\$29,300	\$29,300
TOTALS	-	\$238,500	\$66,400	\$138,300	\$137,300	\$580,700

8. Classroom Building 10-11



Classroom Building 10-11: Systems Summary

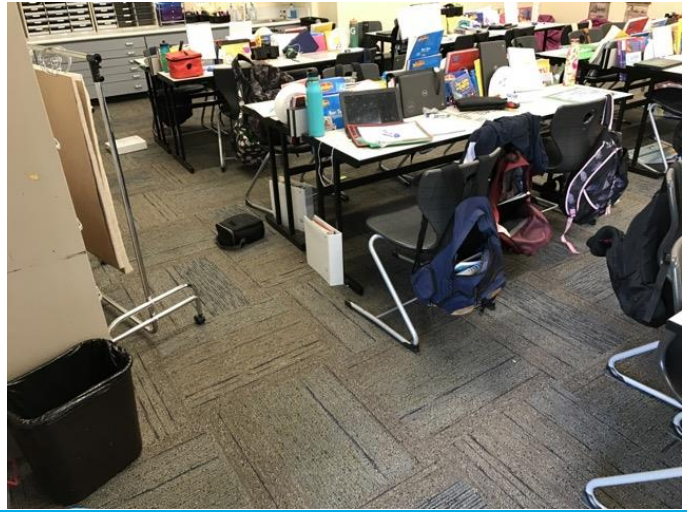
Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	4,185 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with steel windows Stucco with steel windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, fiberboard, ceramic tile Floors: VCT, ceramic tile Ceilings: Hard Tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets, and sinks in all restrooms	Fair

Classroom Building 10-11: Systems Summary		
HVAC	Rooftop package unit	Poor
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Major of building lacks fire suppression, Due to the poor condition and age of this rooftop package unit the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$200,900	\$24,700	-	\$5,700	\$231,300
Roofing	-	-	-	\$39,600	-	\$39,600
Interiors	-	-	-	\$25,700	\$29,400	\$55,200
Plumbing	-	-	-	\$68,000	-	\$68,000
Fire Suppression	-	-	\$22,900	\$1,200	\$1,600	\$25,700
HVAC	-	\$37,600	-	\$3,800	-	\$41,400
Electrical	-	-	\$18,800	-	\$48,800	\$67,700
Fire Alarm & Comm	-	-	-	-	\$22,500	\$22,500
Equipment/Special	-	-	-	-	\$29,300	\$29,300
TOTALS	-	\$238,500	\$66,400	\$138,300	\$137,300	\$580,700

9. Classroom Building 12-17



Classroom Building 12-17: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	6090 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with aluminum windows Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Fiberboard Floors: Carpet, VCT Ceilings: ACT	Fair
Plumbing	Copper supply and cast-iron waste & venting No hot water Sinks	Fair
HVAC	Rooftop package unit	Poor

Classroom Building 12-17: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel, exit sign	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the poor condition and age of this rooftop package unit the district is advising replacement of units for energy efficiency purposes	

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$207,900	\$23,500	-	\$2,800	\$234,200
Roofing	-	-	-	\$75,100	-	\$75,100
Interiors	-	-	\$147,500	\$20,100	\$99,300	\$266,900
Plumbing	-	-	\$9,000	\$112,700	-	\$121,700
Fire Suppression	-	-	\$37,900	\$1,200	\$1,600	\$40,700
HVAC	-	\$56,400	-	\$9,600	-	\$66,000
Electrical	-	-	\$31,300	\$1,700	\$90,400	\$123,400
Fire Alarm & Comm	-	-	-	-	\$37,300	\$37,300
Equipment/Special	-	-	-	-	\$58,500	\$58,500
TOTALS	-	\$264,300	\$249,200	\$220,400	\$289,900	\$1,023,800

10. Portable Buildings 1-3



Portable Building 1-3: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	2,880 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Fiberboard Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 1-3: Systems Summary		
HVAC	Wall mounted heat pumps	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the poor condition and age of these wall mounted heat pump units the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$7,300	\$15,000	\$20,000	\$9,800	\$52,100
Roofing	-	-	-	-	\$83,600	\$83,600
Interiors	-	-	-	\$23,000	\$31,800	\$54,800
Fire Suppression	-	\$1,100	\$10,800	-	\$1,500	\$13,300
HVAC	-	\$6,300	-	\$7,700	\$8,900	\$22,900
Electrical	-	-	\$14,800	-	\$28,900	\$43,700
Fire Alarm & Comm	-	-	-	-	\$17,700	\$17,700
Pavement	-	-	-	-	-	-
TOTALS	-	\$14,700	\$40,600	\$50,700	\$182,200	\$288,100

11. Portable Building 4



Portable Building 4: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Fiberboard Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 4: Systems Summary		
HVAC	Wall mounted heat pump	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the poor condition and age of this wall mounted heat pump unit the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,600	\$12,300	\$800	\$6,200	\$24,000
Roofing	-	-	\$14,100	-	-	\$14,100
Interiors	-	-	-	\$6,700	\$7,700	\$14,400
Fire Suppression	-	\$200	\$3,600	-	\$200	\$4,000
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$4,900	-	\$10,200	\$15,100
Fire Alarm & Comm	-	-	-	-	\$5,900	\$5,900
Pavement	-	-	-	-	-	-
TOTALS	-	\$11,100	\$34,900	\$7,500	\$30,200	\$83,800

12. Portable Building 5



Portable Building 5: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Fiberboard Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 5: Systems Summary		
HVAC	Wall mounted heat pump	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the poor condition and age of this wall mounted heat pump unit the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,600	\$12,300	\$800	\$6,200	\$24,000
Roofing	-	-	-	-	\$28,500	\$28,500
Interiors	-	-	-	\$6,700	\$7,700	\$14,400
Fire Suppression	-	\$200	\$3,600	-	\$200	\$4,000
HVAC	-	\$5,000	-	-	-	\$5,000
Electrical	-	-	\$4,900	-	\$10,200	\$15,100
Fire Alarm & Comm	-	-	-	-	\$5,900	\$5,900
Pavement	-	-	-	-	-	-
TOTALS	-	\$9,800	\$20,800	\$7,500	\$58,700	\$96,900

13. Portable Building 6



Portable Building 6: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Fiberboard Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 6: Systems Summary		
HVAC	Wall mounted heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,600	\$15,000	\$800	\$6,200	\$26,700
Roofing	-	-	\$14,100	-	-	\$14,100
Interiors	-	-	-	\$6,700	\$6,300	\$13,100
Fire Suppression	-	\$200	\$3,600	-	\$200	\$4,000
HVAC	-	-	-	-	\$7,400	\$7,400
Electrical	-	-	\$4,900	-	\$9,600	\$14,600
Fire Alarm & Comm	-	-	-	-	\$5,900	\$5,900
Pavement	-	-	-	-	-	-
TOTALS	-	\$4,800	\$37,600	\$7,500	\$35,600	\$85,800

14. Portable Building 7



Portable Building 7: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Fiberboard Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 7: Systems Summary		
HVAC	Wall mounted heat pump	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the poor condition and age of this wall mounted heap pump unit the district is advising replacement of units for energy efficiency purposes.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,600	\$15,000	\$800	\$6,200	\$26,700
Roofing	-	-	\$14,100	-	-	\$14,100
Interiors	-	-	-	\$6,700	\$6,300	\$13,100
Fire Suppression	-	\$200	\$3,600	-	\$200	\$4,000
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$4,900	-	\$9,600	\$14,600
Fire Alarm & Comm	-	-	-	-	\$5,900	\$5,900
Pavement	-	-	-	-	-	-
TOTALS	-	\$11,100	\$37,600	\$7,500	\$28,200	\$84,700

15. Portable Building 11



Portable Building 11: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	2002/ 2012	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Fiberboard Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 11: Systems Summary		
HVAC	Wall mounted heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,600	-	-	\$27,300	\$32,000
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$11,400	-	\$11,400
Fire Suppression	-	\$200	\$3,600	-	\$200	\$4,000
HVAC	-	-	-	-	\$8,700	\$8,700
Electrical	-	-	\$4,900	-	\$9,600	\$14,600
Fire Alarm & Comm	-	-	-	-	\$5,900	\$5,900
Pavement	-	-	-	-	-	-
TOTALS	-	\$4,800	\$8,500	\$11,400	\$51,700	\$76,600

16. Portable Building 12



Portable Building 12: Systems Summary

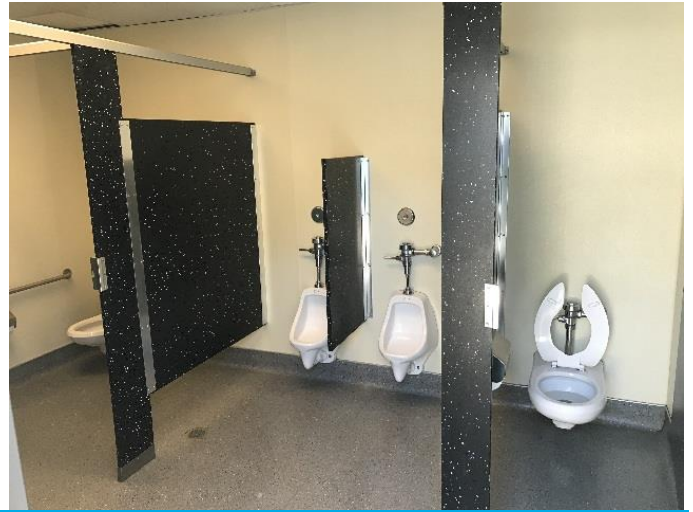
Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	2002/ 2012	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Fiberboard Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building 12: Systems Summary		
HVAC	Wall mounted heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,600	-	-	\$27,300	\$32,000
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$11,400	-	\$11,400
Fire Suppression	-	\$200	\$3,600	-	\$200	\$4,000
HVAC	-	-	-	-	\$8,700	\$8,700
Electrical	-	-	\$4,900	-	\$9,600	\$14,600
Fire Alarm & Comm	-	-	-	-	\$5,900	\$5,900
Pavement	-	-	-	-	-	-
TOTALS	-	\$4,800	\$8,500	\$11,400	\$51,700	\$76,600

17. Site Restrooms



Site Restrooms: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	2003/ 2012	
Building Size	495 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with No windows Stucco with No windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: FRP Floors: Linoleum Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No water heater Toilets, urinals, and sinks in all restrooms	Fair

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,300	-	-	\$5,800	\$10,100
Roofing	-	-	\$6,200	-	-	\$6,200
Interiors	-	-	-	\$2,400	\$5,700	\$8,100
Plumbing	-	-	-	\$9,200	-	\$9,200
Fire Suppression	-	-	\$1,800	-	-	\$1,800
Electrical	-	-	\$6,200	-	\$1,100	\$7,300
Fire Alarm & Comm	-	-	-	-	\$3,000	\$3,000
TOTALS	-	\$4,300	\$14,200	\$11,600	\$15,600	\$45,700

18. Site Restrooms 2



Site Restrooms 2: Systems Summary

Address	6110 45 th Street, Jurupa Valley, California 92509	
Constructed/Renovated	1962/ 2012	
Building Size	418 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Brick with No windows Stucco with No windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Site Restrooms 2: Systems Summary		
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,000	-	-	\$900	\$4,900
Roofing	-	\$12,000	-	-	-	\$12,000
Interiors	-	\$1,700	\$9,100	-	\$8,300	\$19,100
Plumbing	-	\$600	\$1,000	\$7,700	\$1,000	\$10,400
Fire Suppression	-	-	\$1,600	-	-	\$1,600
HVAC	-	-	-	-	\$2,100	\$2,100
Electrical	-	-	\$2,100	-	\$4,300	\$6,500
Fire Alarm & Comm	-	-	-	-	\$2,600	\$2,600
TOTALS	-	\$18,300	\$13,800	\$7,700	\$19,200	\$59,200

19. Site Summary



Site Information

Lot Size	8.9 acres (estimated)	
Parking Spaces	46 total spaces all in open lots; 2 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 and ramps	Fair
Site Development	Building-mounted and Property entrance signage, metal tube, chain link, wooden fencing Playgrounds and sports courts with fencing Heavily furnished picnic tables	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, metal halide	Fair
Ancillary Structures	None	--
Key Issues and Findings	Inadequate lot drainage, inadequate irrigation coverage throughout the property	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	-	\$7,600	-	-	\$7,600
Plumbing	-	\$291,300	\$31,400	-	\$48,900	\$371,600
Fire Suppression	-	-	-	-	\$18,100	\$18,100
Electrical	-	\$60,500	\$102,700	-	\$6,100	\$169,300
Site Development	-	\$73,400	\$108,400	\$363,100	\$186,300	\$731,300
Pavement	-	\$13,700	-	\$18,800	\$174,900	\$207,500
Landscaping	-	\$202,800	-	-	-	\$202,800
Follow-up Studies	\$15,500	-	-	-	-	\$15,500
TOTALS	\$15,500	\$641,700	\$250,100	\$381,900	\$434,300	\$1,723,700

20. 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 1962. The facility was partial renovated in 2012. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

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

Main Office Building: Accessibility Issues

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

MPR/ Kitchen Building: Accessibility Issues

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

Portable Library Building: Accessibility Issues

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

Classroom Building 1-3: 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"/>

Classroom Building 4-6: 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"/>

Classroom Building 7-9: 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"/>

Classroom Building 10-11: 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"/>

Classroom Building 12-17: Accessibility Issues

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

Portable Building 1-3: Accessibility Issues

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

Portable Building 4: Accessibility Issues

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

Portable Building 5: Accessibility Issues

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

Portable Building 6: Accessibility Issues

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

Portable Building 7: Accessibility Issues

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

Portable Building 11: Accessibility Issues

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

Portable Building 12: Accessibility Issues

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

Site Restrooms: Accessibility Issues

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

Site Restrooms 2: Accessibility Issues

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

Site: Accessibility Issues

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

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

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces 	<ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant 	<ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	<ul style="list-style-type: none"> - Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes 	<ul style="list-style-type: none"> - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes 	<ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - A few doorknobs instead of lever handles - Non-compliant signage
Interior Path of Travel	<ul style="list-style-type: none"> - All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways 	<ul style="list-style-type: none"> - Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high 	<ul style="list-style-type: none"> - One door threshold too high - A few doorknobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Public Use Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Elevators	<ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small 	<ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops 	<ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Kitchens/Kitchenettes	<ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow 	<ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range 	<ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

21. 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.

22. 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.

23. 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 Pacific Avenue Elementary School, 6110 45th 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: Tony Worthy,
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Reviewed by:



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24. Appendices

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

Appendix A: Photographic Record



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



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



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



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



#5	PROPERTY BUILDING MOUNTED SIGNAGE
----	-----------------------------------



#6	PROPERTY ROAD SIGNAGE
----	-----------------------



#7	STUCCO FACADE, EXTERIOR METAL DOOR
----	------------------------------------



#8	EXTERIOR RAMP, WOOD FACADE
----	----------------------------



#9	ASPHALT SHINGLE ROOFING
----	-------------------------



#10	MODIFIED BITUMINOUS ROOFING
-----	-----------------------------



#11	METAL ROOFING
-----	---------------



#12	MODIFIED BITUMINOUS ROOFING
-----	-----------------------------



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



#14	TEACHERS LOUNGE
-----	-----------------



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



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



#17	LIBRARY
-----	---------



#18	WATER HEATER
-----	--------------



#19	WALL HUNG SERVICE SINK
-----	------------------------



#20	FLOOR SERVICE SINK
-----	--------------------



#21	OUTDOOR DRINKING FOUNTAIN
-----	---------------------------



#22	SINK
-----	------



#23	STAINLESS STEEL SINK
-----	----------------------



#24	VITREOUS CHINA URINAL
-----	-----------------------



#25	TANKLESS TOILET
-----	-----------------



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



#27	WALL MOUNTED HEAT PUMP
-----	------------------------



#28	ROOFTOP EXHAUST FAN
-----	---------------------



#29	AIR CURTAIN UNIT
-----	------------------



#30	SWITCHBOARD
-----	-------------



#31	INTERIOR ELECTRICAL PANEL
-----	---------------------------



#32	EXTERIOR ELECTRICAL PANEL
-----	---------------------------



#33	TRANSFORMER
-----	-------------



#34	EXTERIOR BUILDING METAL HALIDE FIXTURE
-----	--



#35	EXTERIOR LED LIGHT FIXTURE
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#36	INTERIOR LIGHTING
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#37	FIRE CONTROL PANEL
-----	--------------------



#38	FIRE STROBE/ HORN COMBO, FIRE SPRINKLER HEAD
-----	---



#39	FIRE PULL STATION
-----	-------------------



#40	FIRE RISER
-----	------------



#41	FIRE EXTINGUISHER
-----	-------------------



#42	SMOKE DETECTOR
-----	----------------



#43	GARAGE DISPOSAL
-----	-----------------



#44	DOUBLE CONVECTION OVEN
-----	------------------------



#45	KITCHEN EXHAUST HOOD
-----	----------------------



#46	2-DOOR REFRIGERATOR
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#47	2-DOOR FREEZER
-----	----------------



#48	EXTERIOR METAL DOOR, METAL FRAME WINDOW
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#49	SITE BACKFLOW PREVENTER
-----	-------------------------



#50	EXTERIOR CONCRETE RAMP WITH HAND-RAILING
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#51	ASPHALT PARKING LOT
-----	---------------------



#52	HARD TILE CEILING, HVAC DUCTWORK
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#53	OUTDOOR PLAY STRUCTURE, POURED RUBBER PLAY SURFACE
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#54	ASPHALT PLAYGROUND
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Appendix B: Site Plan

Site Plan



SOURCE:

Google Earth



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: Pacific Avenue ES No. of Buildings: (8) building's (11) portables

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

Length of Association with the Property: 3 years / 19 years Phone Number: 909 758-6447

SITE INFORMATION

Year of Construction: 1962	Built:	Renovated: Partial 2012	Historical: N
No. of Stories: Single		Floor(s)	
Total Site Area: 8.9		Acres	
Total Building Area: 38,452		Sq. ft.	
Building Replacement Value:	\$ UNK		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	None		
2. HVAC	2008	PM 2019	
3. Plumbing System/Fixtures	Original	None	
4. Electrical System/Lighting	2014	None	New LED lights in classrooms
5. Life-Safety/Fire	2010	2019	
6. Roofs	Approx. 1998		Foam roofs

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	Ext. painting, new flooring all rooms, seal/stripe parking lots
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	NA

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

QUESTION	Y	N	UNK	NA	COMMENTS
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
4	Are there any unresolved construction defects at the property?		N			
5	Has any part of the property ever contained visible suspect mold growth?		N			
6	Have there been indoor air quality or mold related complaints from occupants?	Y				Admin office, test clear
7	Is there a mold Operations and Maintenance Plan?		N			
8	Are there any Asbestos Containing Building Materials in the building?	Y				
9	Is there an Asbestos Operations and Maintenance Plan? (AHERA?)	Y				
10	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		N			
GENERAL SITE						
11	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	Y				Sheet flow site, issues during heavy rains
12	Are there any problems with the landscape irrigation systems?	Y				Coverage issues
BUILDING STRUCTURE						
13	Are there any problems with foundations or structures?		N			
14	Is there any water infiltration in basements or crawl spaces?		N			
15	Has a termite/wood boring insect inspection been performed within the last year?		N			
16	Are there any wall, or window leaks?		N			
BUILDING ENVELOPE						
17	Are there any roof leaks?	Y				Rm.'s D11, D10, G15, P9, P10
18	Is the roofing covered by a warranty or bond?		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
19	Are there any poorly insulated areas?		N			
20	Is Fire Retardant Treated (FRT) plywood used?		N			
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N			
BUILDING HVAC & ELECTRICAL						
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24	Does any part of the electrical system use aluminum wiring?		N			
25	Are there any problems with the utilities, such as inadequate capacities?		N			
PLUMBING						
26	Is the property served by private water well?		N			
27	Is the property served by a private septic system or other waste treatment systems?		N			
28	Does the sanitary sewer system back-up? If so, provide locations in comments		N			
29	Is polybutylene piping used?		N			
30	Is galvanized piping used?	Y				
31	Are there any plumbing leaks or water pressure problems?		N			
ADA						
32	Has the management previously completed an ADA review?		N			
33	Have any ADA improvements been made to the property?		N			
34	Does a Barrier Removal Plan exist for the property?		N			



Facility Condition Assessment Pre-Survey Questionnaire

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

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

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

1 Portable classrooms BARD AC units need replacement

2

3

ITEMS PROVIDED TO EMG AUDITORS

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

Dana Toland/ Pablo Ponce

Signature of person interviewed or completing form

September 12, 2019

Date

Appendix D: Component Condition Report

Component Condition Report

Pacific Avenue Elementary School / Classrooms #1-3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classrooms Building 1-3	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	1,248 SF	3	1443765
B2011	Classrooms Building 1-3	Fair	Exterior Wall, Stucco, 1-2 Stories	1,248 SF	3	1443469
B2011	Classrooms Building 1-3	Fair	Exterior Wall, Brick, 1-2 Stories	1,890 SF	3	1483052
B2021	Classrooms Building 1-3	Fair	Window, Steel 24 SF, 1-2 Stories	15	23	1443406
B2021	Classrooms Building 1-3 Exterior	Fair	Window, 24 SF	18	4	1443463
B2031	Classrooms Building 1-3	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	4	23	1443524
B2032	Classrooms Building 1-3 Exterior	Fair	Exterior Door, Steel	5	5	1443413
Roofing						
B3011	Classrooms Building 1-3 Roof	Fair	Roof, Asphalt Shingle 30-Year	6,655 SF	9	1443657
Interiors						
C1011	Classrooms Building 1-3	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	4,896 SF	43	1443488
C3012	Classrooms Building 1-3	Fair	Interior Wall Finish, any surface, Prep & Paint	960 SF	3	1443455
C3024	Classrooms Building 1-3	Fair	Interior Floor Finish, Ceramic Tile	900 SF	4	1443401
C3024	Classrooms Building 1-3	Fair	Interior Floor Finish, Vinyl Tile (VCT)	144 SF	8	1443442
C3032	Classrooms Building 1-3	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,464 SF	18	1443731
Plumbing						
D2011	Classrooms Building 1-3	Fair	Toilet, Commercial Water Closet	2	4	1443653
D2012	Classrooms Building 1-3	Fair	Urinal, Standard	1	3	1443701
D2014	Classrooms Building 1-3	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	23	1443728
D2014	Classrooms Building 1-3	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	4	1443526
D2029	Classrooms Building 1-3	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	4,428 SF	6	1482791
Fire Suppression						
D4019	Classrooms Building 1-3	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,428 SF	4	1448120
D4031	Classrooms Building 1-3	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1443753
HVAC						
D3041	Classrooms Building 1-3	Fair	HVAC System Ductwork, Low Density	210 SF	23	1443668
D3042	Classrooms Building 1-3 Roof	Fair	Exhaust Fan, 100 CFM	1	6	1443760
D3042	Classrooms Building 1-3 Roof	Fair	Exhaust Fan, 100 CFM	1	6	1443437
D3042	Classrooms Buildings 1-3 Roof	Fair	Exhaust Fan, 100 CFM	1	6	1443617
D3042	Classrooms Building 1-3 Roof	Fair	Exhaust Fan, 100 CFM	1	6	1443771
D3042	Classrooms Buildings 1-3 Roof	Fair	Exhaust Fan, 100 CFM	1	6	1443510
D3052	Classrooms Building 1-3 Roof	Fair	Packaged Unit (RTU) #2, 4 TON [Room #2]	1	17	1443727
D3052	Classrooms Building 1-3 Roof	Fair	Packaged Unit (RTU)#1, 4 TON [Room #1]	1	11	1443692
D3052	Classrooms Building 1-3 Roof	Poor	Packaged Unit (RTU) #3, 5 TON [Room #3]	1	1	1443568
Electrical						
D5019	Classrooms Building 1-3	Fair	Electrical Wiring & Switches, High Density/Complexity	4,428 SF	5	1482792
D5022	Classrooms Building 1-3	Fair	Light Fixture, 250 WATT	4	13	1443642
D5029	Classrooms Building 1-3	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,428 SF	13	1443466
Fire Alarm & Comm						
D5037		Fair	Fire Alarm System, Standard Addressable, Install	4,428 SF	11	1482790
Equipment/Special						

Pacific Avenue Elementary School / Classrooms #1-3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2012	Classrooms Building 1-3	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	13	1443555

Pacific Avenue Elementary School / Classrooms #10-11

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classrooms Building 10-11 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	2,052 SF	3	1443698
B2011	Classrooms Building 10-11	Fair	Exterior Wall, Brick, 1-2 Stories	1,280 SF	3	1483279
B2011	Classrooms Building 10-11 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	2,052 SF	4	1443547
B2021	Classrooms Building 10-11 Exterior	Fair	Window, 24 SF	14	23	1443766
B2021	Classrooms Building 10-11	Fair	Window, 12 SF	14	5	1443606
B2031	Classrooms Building 10-11 Exterior	Good	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	4	23	1443464
B2032	Classrooms Building 10-11	Fair	Exterior Door, Wood Solid-Core	2	4	1443412
Roofing						
B3011	Classrooms Building 10-11 Roof	Fair	Roof, Asphalt Shingle 30-Year	4,140 SF	9	1443729
Interiors						
C1011	Classrooms Building 10-11	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	2,736 SF	43	1443764
C1021	Classrooms Building 10-11	Fair	Interior Door, Steel	4	5	1443654
C3012	Classrooms Building 10-11 Restroom	Fair	Interior Wall Finish, Ceramic Tile	441 SF	6	1443553
C3012	Classroom Building 10-11	Fair	Interior Wall Finish, any surface, Prep & Paint	221 SF	3	1448077
C3024	Classrooms Building 10-11 Restroom	Fair	Interior Floor Finish, Ceramic Tile	147 SF	5	1443734
C3024	Classrooms Building 10-11	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,145 SF	8	1443513
C3032	Classrooms Building 10-11	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,145 SF	18	1443385
Plumbing						
D2011	Classrooms Building 10-11 Restroom	Fair	Toilet, Child-Sized	3	6	1443762
D2014	Classrooms Building 10-11	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	4	1443621
D2014	Classrooms Building 10-11	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	4	1443688
D2014	Classrooms Building 10-11	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	23	1443597
D2029	Classrooms Building 10-11	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	4,185 SF	6	1482785
Fire Suppression						
D4019	Classrooms Building 10-11	Fair	Fire Riser	1	26	1443739
D4019	Classrooms Building 10-11	Fair	Sprinkler Heads (per SF)	80 SF	11	1443671
D4019	Classrooms Building 10-11	Fair	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	2,860 SF	33	1443632
D4031	Classrooms Building 10-11	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	6	1443752
HVAC						
D3041	Classrooms Building 10-11	Fair	HVAC System Ductwork, Low Density	120 SF	23	1443443
D3042	Classrooms Building 10-11 Roof	Fair	Exhaust Fan, 100 CFM	1	7	1443741
D3042	Classrooms Building 10-11 Roof	Fair	Exhaust Fan, 100 CFM	1	7	1443618
D3042	Classrooms Building 10-11 Roof	Fair	Exhaust Fan, 275 CFM	1	6	1443424
D3042	Classrooms Building 10-11 Roof	Fair	Exhaust Fan, 100 CFM	1	7	1443402
D3052	Classrooms Building 10-11 Roof	Fair	Packaged Unit (RTU) #11, 5 Ton [Room #11]	1	14	1443759
D3052	Classrooms Building 10-11 Roof	Poor	Packaged Unit (RTU) #10, 5 TON [Room #10]	1	1	1443705
Electrical						
D5019	Classrooms Building 10-11	Fair	Electrical Wiring & Switches, High Density/Complexity	4,185 SF	5	1482786
D5022	Classrooms Building 10-11 Exterior	Fair	Light Fixture, 250 WATT	8	13	1443712

Pacific Avenue Elementary School / Classrooms #10-11

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Classrooms Building 10-11	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,145 SF	13	1443678
D5092	Classrooms Building 10-11	Fair	Exit Sign Light Fixture, LED	4	3	1443595

Fire Alarm & Comm

D5037	Classrooms Building 10-11	Fair	Fire Alarm System, Standard Addressable, Install	4,185 SF	11	1482784
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Equipment/Special

E2012	Classrooms Building 10-11	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	13	1443425
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Pacific Avenue Elementary School / Classrooms #12-17

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

B2011	Classrooms Building 12-17 Exterior	Good	Exterior Wall, Stucco, 1-2 Stories	540 SF	4	1443481
B2011	Classrooms Building 12-17 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	540 SF	3	1443390
B2011	Classrooms Building 12-17	Fair	Exterior Wall, Brick, 1-2 Stories	2,340 SF	3	1483280
B2021	Classrooms Building 12-17	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	71	3	1443505
B2031	Classrooms Building 12-17 Exterior	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	6	5	1443675

Roofing

B3011	Classrooms Buildings 12-17 Roof	Fair	Roof, Asphalt Shingle 30-Year	9,448 SF	9	1443461
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Interiors

C1011	Classrooms Buildings 12-17	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	9,126 SF	5	1443516
C1021	Classrooms Buildings 12-17	Fair	Interior Door, Wood Solid-Core	8	4	1443387
C3024	Classrooms Buildings 12-17	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,060 SF	12	1443428
C3025	Classrooms Buildings 12-17	Fair	Interior Floor Finish, Carpet Commercial Standard	2,030 SF	6	1443634
C3032	Classrooms Buildings 12-17	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,090 SF	18	1443717

Plumbing

D2014	Classrooms Buildings 12-17	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	4	1443613
D2029	Classrooms Building 12-17	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	6,090 SF	6	1482788

Fire Suppression

D4019	Classroom Building 12-17	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	6,090 SF	4	1449593
D4031	Classrooms Buildings 12-17	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	1443498

HVAC

D3042	Classrooms Buildings 12-17 Roof	Fair	Exhaust Fan, 150 CFM	1	7	1443645
D3042	Classrooms Buildings 12-17 Roof	Fair	Exhaust Fan, 150 CFM [PR12]	1	6	1443487
D3042	Classrooms Buildings 12-17 Roof	Fair	Exhaust Fan, 150 CFM	1	6	1443446
D3042	Classrooms Buildings 12-17 Roof	Fair	Exhaust Fan, 150 CFM	1	6	1443527
D3042	Classrooms Buildings 12-17 Roof	Fair	Exhaust Fan, 150 CFM	1	6	1443558
D3042	Classrooms Buildings 12-17 Roof	Fair	Exhaust Fan, 150 CFM	1	6	1443569
D3052	Classrooms Buildings 12-17 Roof	Poor	Packaged Unit (RTU) #14, 3 TON [ROOM #14]	1	1	1443483
D3052	Classrooms Buildings 12-17 Roof	Poor	Packaged Unit (RTU) #17, 3 TON [ROOM #17]	1	1	1443709
D3052	Classrooms Buildings 12-17 Roof	Poor	Packaged Unit (RTU) #15, 3 TON [ROOM #15]	1	1	1443644
D3052	Classrooms Buildings 12-17 Roof	Poor	Packaged Unit (RTU), 4 TON [ROOM #13]	1	1	1443490
D3052	Classrooms Buildings 12-17 Roof	Poor	Packaged Unit (RTU) #13, 4 TON [ROOM #13]	1	1	1443628
D3052	Classrooms Buildings 12-17 Roof	Poor	Packaged Unit (RTU) #16, 4 TON [ROOM #16]	1	1	1443501

Electrical

D5019	Classrooms Building 12-17	Fair	Electrical Wiring & Switches, High Density/Complexity	6,090 SF	5	1482789
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Pacific Avenue Elementary School / Classrooms #12-17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Classrooms Building 12-17 Exterior	Fair	Light Fixture, 100 WATT	13	13	1443398
D5029	Classrooms Buildings 12-17	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,090 SF	15	1443542
D5092	Classrooms Buildings 12-17	Fair	Exit Sign Light Fixture, LED	6	6	1443588
Fire Alarm & Comm						
D5037	Classrooms Building 12-17	Fair	Fire Alarm System, Standard Addressable, Install	6,090 SF	11	1482787
Equipment/Special						
E2012	Classrooms Buildings 12-17	Fair	Kitchen Cabinetry, 4 - 5	120 LF	13	1443384

Pacific Avenue Elementary School / Classrooms #4-6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classrooms Building 4-6	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	1,368 SF	3	1443747
B2011	Classrooms Building 4-6	Fair	Exterior Wall, Stucco, 1-2 Stories	1,368 SF	3	1443392
B2011	Classrooms Building 4-6	Fair	Exterior Wall, Brick, 1-2 Stories	2,160 SF	3	1483277
B2021	Classrooms Building 4-6	Fair	Window, 24 SF	15	23	1443581
B2021	Classrooms Building 4-6 Exterior	Fair	Window, 24 SF	18	4	1443519
B2031	Classrooms Building 4-6	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	3	23	1443491
B2032	Classrooms Building 4-6 Exterior	Fair	Exterior Door, Steel	3	33	1443713
B2032	Classrooms Building 4-6 Exterior	Fair	Exterior Door, Steel	5	4	1443673
Roofing						
B3011	Classrooms Building 4-6 Roof	Fair	Roof, Asphalt Shingle 30-Year	6,345 SF	9	1443670
Interiors						
C1011	Classrooms Building 4-6	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	4,896 SF	43	1443509
C1031	Classrooms Building 4-6 Restrooms	Fair	Toilet Partitions, Metal	8	3	1443721
C3012	Classrooms Building 4-6 Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,612 SF	4	1443677
C3012	Classrooms Building 4-6 Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	756 SF	3	1443730
C3024	Classrooms Building 4-6	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,656 SF	8	1443478
C3024	Classrooms Building 4-6 Restrooms	Fair	Interior Floor Finish, Ceramic Tile	972 SF	4	1443515
C3031	Classrooms Building 4-6 Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	192 SF	3	1448203
C3032	Classrooms Building 4-6	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,552 SF	18	1443549
C3032	Classrooms Building 4-6 Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	720 SF	18	1448204
Plumbing						
D2011	Classrooms Building 4-6 Restrooms	Fair	Toilet, Commercial Water Closet	8	4	1443666
D2012	Classrooms Building 4-6 Restrooms	Fair	Urinal, Standard	5	4	1443703
D2014	Classrooms Building 4-6	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	23	1443473
D2014	Classrooms Building 4-6 Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	4	1443557
D2014	Classrooms Building 4-6	Fair	Service Sink, Wall-Hung	1	4	1443407
D2023	Classrooms Building 4-6	Fair	Water Heater, 10 GAL	1	3	1443647
D2029	Classrooms Building 4-6	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	4,320 SF	6	1482794
Fire Suppression						
D4019	Classrooms Building 4-6	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,320 SF	4	1448119
D4031	Classrooms Building 4-6	Fair	Fire Extinguisher, Wet Chemical/CO2	3	6	1443468
HVAC						
D3041	Classrooms Building 4-6	Fair	HVAC System Ductwork, Low Density	260 SF	23	1443403

Pacific Avenue Elementary School / Classrooms #4-6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Classrooms Buildings 4-6 Roof	Fair	Exhaust Fan, 550 CFM	1	6	1443689
D3042	Classrooms Buildings 4-6 Roof	Fair	Exhaust Fan, 125 CFM	1	7	1443561
D3042	Classrooms Building 4-6 Roof	Fair	Exhaust Fan, 125 CFM	1	13	1443465
D3042	Classrooms Buildings 4-6 Roof	Fair	Exhaust Fan, 125 CFM	1	7	1443432
D3052	Classrooms Building 4-6 Roof	Poor	Packaged Unit (RTU), 5 TON [Room #5]	1	1	1443711
D3052	Classrooms Building 4-6 Roof	Poor	Packaged Unit (RTU), 5 TON	1	1	1443708
D3052	Classrooms Building 4-6 Roof	Poor	Packaged Unit (RTU), 5 TON [Room #4]	1	1	1443726
Electrical						
D5019	Classrooms Building 4-6	Fair	Electrical Wiring & Switches, High Density/Complexity	4,320 SF	5	1482795
D5022	Classrooms Building 4-6	Fair	Light Fixture, 250 WATT	4	13	1443714
D5029	Classrooms Building 4-6	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,320 SF	13	1443564
Fire Alarm & Comm						
D5037	Classrooms Building 4-6	Fair	Fire Alarm System, Standard Addressable, Install	4,320 SF	11	1482793
Equipment/Special						
E2012	Classrooms Building 4-6	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	13	1443405

Pacific Avenue Elementary School / Classrooms #7-9

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classrooms Building 7-9	Fair	Exterior Wall, Brick, 1-2 Stories	2,650 SF	3	1483278
B2011	Classrooms Building 7-9 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	1,104 SF	3	1443740
B2011	Classrooms Building 7-9 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	1,104 SF	3	1443696
B2021	Classrooms Building 7-9 Exterior	Fair	Window, 24 SF	15	23	1443749
B2021	Classrooms Building 7-9 Exterior	Fair	Window, 24 SF	18	4	1443746
B2031	Classrooms Building 7-9 Exterior	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	3	23	1443447
Roofing						
B3011	Classrooms Building 7-9 Roof	Fair	Roof, Asphalt Shingle 30-Year	4,982 SF	9	1443622
Interiors						
C1011	Classrooms Building 7-9	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	4,896 SF	43	1443546
C3024	Classrooms Building 7-9	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,672 SF	8	1443582
C3032	Classrooms Building 7-9	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,464 SF	18	1443538
Plumbing						
D2014	Classrooms Building 7-9	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	23	1443497
D2029	Classrooms Building 7-9	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	3,672 SF	6	1482797
Fire Suppression						
D4019	Classrooms Building 7-9	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	3,672 SF	4	1448118
D4031	Classrooms Building 7-9	Fair	Fire Extinguisher, Wet Chemical/CO2	3	6	1443745
HVAC						
D3041	Classrooms Building 7-9	Fair	HVAC System Ductwork, Low Density	180 SF	23	1443672
D3042	Classrooms Buildings 7-9 Roof	Fair	Exhaust Fan, 125 CFM	1	7	1443669
D3042	Classrooms Buildings 7-9 Roof	Fair	Exhaust Fan, 125 CFM	1	7	1443664
D3052	Classrooms Building 7-9 Roof	Poor	Packaged Unit (RTU) #7, 5 TON [Room #7]	1	1	1443399
D3052	Classrooms Building 7-9 Restrooms	Poor	Packaged Unit (RTU), 5 TON	1	1	1443641
D3052	Classrooms Building 7-9 Roof	Poor	Packaged Unit (RTU), 5 TON [Room #9]	1	1	1443599

Pacific Avenue Elementary School / Classrooms #7-9

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5019	Classrooms Building 7-9	Fair	Electrical Wiring & Switches, High Density/Complexity	3,672 SF	5	1482798
D5022	Classrooms Building 7-9 Exterior	Fair	Light Fixture, 250 WATT	3	13	1443451
D5029	Classrooms Building 7-9	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,672 SF	13	1443484
Fire Alarm & Comm						
D5037	Classrooms Building 7-9	Fair	Fire Alarm System, Standard Addressable, Install	3,672 SF	11	1482796
Equipment/Special						
E2012	Classrooms Building 7-9	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	13	1443663

Pacific Avenue Elementary School / Main Office Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Main Office Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	760 SF	3	1443610
B2011	Main Office Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	760 SF	4	1443682
B2021	Main Office Building Exterior	Good	Window, 24 SF	6	23	1443427
B2031	Main Office Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	1	23	1443435
B2031	Aluminum-Framed Partially-Glazed Exterior	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	3	6	1443382
Roofing						
B3011	Main Office Building Roof	Fair	Roof, Asphalt Shingle 30-Year	2,236 SF	16	1443508
Interiors						
C1021	Main Office Building	Fair	Interior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	3	6	1443545
C1021	Main Office Building	Fair	Interior Door, Steel	2	6	1443482
C3012	Main Office Building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,628 SF	3	1443584
C3012	Main Office Building	Good	Interior Wall Finish, Ceramic Tile	140 SF	33	1443639
C3024	Main Office Building	Good	Interior Floor Finish, Ceramic Tile	56 SF	33	1443566
C3024	Main Office Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	265 SF	8	1443683
C3025	Main Office Building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,074 SF	6	1443416
C3032	Main Office Building	Good	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,395 SF	18	1443609
Plumbing						
D2011	Main Office Building	Good	Toilet, Commercial Water Closet	1	23	1443512
D2014	Main Office Building	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	23	1443551
D2014	Main Office Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	23	1443658
D2023	Main Office Building	Good	Water Heater, 30 GAL	1	14	1443475
D2029	Main Office Building	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	1,395 SF	6	1482800
Fire Suppression						
D4019	Main Office Building	Fair	Sprinkler Heads (per SF)	1,395 SF	10	1443602
D4019	Main Office Building	Fair	Fire Riser	1	7	1448218
D4031	Main Office Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	6	1443560
HVAC						
D3052	Main Office Roof	Good	Packaged Unit (RTU), 4 TON	1	16	1443716
Electrical						
D5019	Main Office Building	Fair	Electrical Wiring & Switches, High Density/Complexity	1,395 SF	5	1482801
D5022	Main Office Building Exterior	Fair	Light Fixture, 100 WATT	2	13	1443612
D5029	Main Office Building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	1,395 SF	15	1443397

Pacific Avenue Elementary School / Main Office Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Main Office Building	Fair	Fire Alarm System, Standard Addressable, Install	1,395 SF	11	1482799
D5037	Main Office Building	Fair	Annunciator Alarm Panel	1	8	1443620
Equipment/Special						
E1028	Main Office Building	Fair	Defibrillator (AED), Cabinet Mounted	1	3	1443720
E2012	Main Office Building	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	13	1443404

Pacific Avenue Elementary School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Multipurpose Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,980 SF	3	1443563
B2011	Multipurpose Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	4,980 SF	5	1443693
B2021	Multipurpose Building Exterior	Fair	Window, 24 SF	31	23	1443723
B2031	Multipurpose Building Exterior	Fair	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	12	23	1443691
B2032	Multipurpose building Exterior	Fair	Exterior Wood Solid-Core Door, Wood Solid-Core	2	18	1443444
B2034	Multipurpose building	Fair	Overhead Door, 56 SF	1	23	1443686
Roofing						
B3011	Multipurpose building Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	3,827 SF	3	1443418
B3011	Multipurpose building Roof	Fair	Roof, Asphalt Shingle 30-Year	4,594 SF	9	1443525
Interiors						
C1021	Multipurpose building	Fair	Interior Door, Wood Solid-Core	3	33	1443448
C1021	Multipurpose Building Kitchen	Fair	Interior Door, Steel Fire, 90-Minutes and Over	1	3	1443704
C1031	Multipurpose building Restroom	Fair	Toilet Partitions, Metal	3	5	1443544
C3012	Multipurpose building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,840 SF	8	1443434
C3012	Multipurpose building	Fair	Interior Wall Finish, Ceramic Tile	982 SF	4	1443480
C3024	Multipurpose building	Fair	Interior Composite Rubber Tile Floor Finish, Composite Rubber Tile	2,816 SF	11	1443493
C3024	Multipurpose building Restroom	Fair	Interior Floor Finish, Linoleum	982 SF	8	1443702
C3025	Multipurpose building	Fair	Interior Floor Finish, Carpet Commercial Standard	982 SF	3	1443550
C3025	Multipurpose building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,768 SF	6	1443631
C3031	Multipurpose Building Kitchen	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	960 SF	3	1443534
C3032	Multipurpose building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,876 SF	18	1443388
Plumbing						
D2011	Multipurpose building Restroom	Fair	Toilet, Commercial Water Closet	3	23	1443737
D2012	Multipurpose building Restroom	Fair	Urinal, Standard	1	23	1443380
D2014	Multipurpose building Janitorial office	Fair	Service Sink, Floor	1	28	1443383
D2014	Multipurpose building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	23	1443400
D2014	Multipurpose Building Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	16	1443414
D2014	Multipurpose building Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	23	1443718
D2018	Multipurpose building	Fair	Drinking Fountain, Interior	1	8	1443695
D2023	Multipurpose building Janitorial office	Fair	Water Heater, 110 GAL	1	3	1443735
D2029	MPR/ Kitchen Building	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	6,836 SF	6	1482803
Fire Suppression						
D4019	Multipurpose building	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,872 SF	4	1443396
D4019	Multipurpose building	Fair	Fire Riser	1	33	1443750

Pacific Avenue Elementary School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4019	Multipurpose building	Fair	Sprinkler Heads (per SF)	4,964 SF	16	1443690
D4031	Multipurpose building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1443643
D4031	Multipurpose Building Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1443536
D4091	Multipurpose Building Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	6 LF	6	1443589
HVAC						
D3041	Multipurpose building	Fair	HVAC System Ductwork, Medium Density	380 SF	23	1443572
D3042	Multipurpose building Roof	Fair	Exhaust Fan, 375 CFM	1	4	1443431
D3042	Multipurpose building Roof	Fair	Exhaust Fan, 250 CFM	1	3	1443604
D3052	Multipurpose building Roof	Fair	Packaged Unit (RTU), 5 TON [LIBRARY]	1	13	1443571
D3052	Multipurpose building Roof	Fair	Packaged Unit (RTU), 5 TON [LOUNGE]	1	13	1443492
D3052	Multipurpose building Roof	Fair	Packaged Unit (RTU), 3 TON [KITCHEN]	1	13	1443623
D3052	Multipurpose building Roof	Fair	Packaged Unit (RTU), 5 TON [MPR-S]	1	13	1443637
D3052	Multipurpose building Roof	Fair	Packaged Unit (RTU), 5 TON [MPR-N]	1	13	1443517
D3052	Multipurpose building Roof	Fair	Packaged Unit (RTU), 4 TON [STAGE]	1	13	1443600
D3052	Multipurpose building Roof	Fair	Packaged Unit (RTU), 2.5 TON [SPEECH RM]	1	12	1443761
D3094	Multipurpose Building Exterior	Fair	Air Curtain, 1000 CFM	1	2	1443422
D3094	Multipurpose Building Exterior	Fair	Air Curtain, 1000 CFM	1	2	1443630
D3094	Multipurpose Building Exterior	Fair	Air Curtain, 1000 CFM	1	2	1443603
D3094	Multipurpose Building Exterior	Fair	Air Curtain, 1000 CFM	1	2	1443626
D3094	Multipurpose Building Exterior	Fair	Air Curtain, 1000 CFM	1	2	1443733
Electrical						
D5012	Multipurpose building Electrical room	Fair	Main Distribution Panel-200 AMP, 200 AMP	1	23	1443754
D5012	Multipurpose Building Electrical Room	Fair	Secondary Transformer, 45 kVA	1	25	1443450
D5012	Multipurpose building Electrical room	Fair	Building/Main Switchboard, 600 AMP	1	4	1443430
D5019	MPR/ Kitchen Building	Fair	Electrical Wiring & Switches, High Density/Complexity	6,836 SF	5	1482804
D5022	Multipurpose Building Exterior	Fair	Light Fixture, 100 WATT	3	13	1443685
D5022	Multipurpose Building Exterior	Fair	Light Fixture, 250 WATT	2	13	1443429
D5029	Multipurpose building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,836 SF	15	1443395
D5092	Multipurpose building	Fair	Exit Sign Light Fixture, LED	4	3	1443661
D5092	Multipurpose building	Fair	Emergency Light, 2-Head w/ Battery	2	3	1443411
Fire Alarm & Comm						
D5037	Multipurpose building Electrical room	Fair	Fire Alarm Control Panel, Addressable	1	6	1443457
D5037	MPR/ Kitchen Building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	6,836 SF	11	1443532
Equipment/Special						
E1093	Multipurpose Building Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	4	1443751
E1093	Multipurpose Building Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	4	1443738
E1093	Multipurpose Building Kitchen	Fair	Commercial Kitchen, Food Warmer	1	5	1443496
E1093	Multipurpose Building Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	13	1443591
E1093	Multipurpose Building Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	5	1443596
E1093	Multipurpose Building Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	3	1443624
E1093	Multipurpose Building Kitchen	Fair	Commercial Kitchen	1	4	1443574
E2012	Multipurpose building	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	13	1443633

Pacific Avenue Elementary School / Portable Classroom # 11

Pacific Avenue Elementary School / Portable Classroom # 11				Quantity	RUL	ID
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 11 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1443667
B2011	Portable Building 11 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	13	1443436
B2021	Portable Building 11 Exterior	Fair	Window, 24 SF	2	13	1443615
B2032	Portable Building 11 Exterior	Fair	Exterior Door, Steel	1	23	1443699
Roofing						
B3011	Portable Building 11 Roof	Fair	Roof, Metal	1,128 SF	23	1443590
Interiors						
C1011	Portable Building 11	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1443504
C3024	Portable Building 11	Fair	Interior Floor Finish, Vinyl Tile (VCT)	960 SF	8	1443381
C3032	Portable Building 11	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1443605
Fire Suppression						
D4019	Portable Building 11	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1448987
D4031	Portable Building 11	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	3	1443541
HVAC						
D3052	Portable Building 11 Exterior	Fair	Heat Pump #11, 3.5 TON [PB #11]	1	12	1443548
Electrical						
D5019	Portable Building 11	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1482807
D5022	Portable Building 11 Exterior	Fair	Light Fixture, 150 WATT	1	13	1443539
D5029	Portable Building 11	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	13	1443506
Fire Alarm & Comm						
D5037	Portable Building 11	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	11	1482805
Pavement						
G2035	Portable Building 11 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	33	1443433
Pacific Avenue Elementary School / Portable Classroom # 12						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 12 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1449005
B2011	Portable Building 12 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	13	1449006
B2021	Portable Building 12 Exterior	Fair	Window, 24 SF	2	13	1449015
B2032	Portable Building 12 Exterior	Fair	Exterior Door, Steel	1	23	1449003
Roofing						
B3011	Portable Building 12 Roof	Fair	Roof, Metal	1,128 SF	23	1449013
Interiors						
C1011	Portable Building 12	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	33	1449010
C3024	Portable Building 12	Fair	Interior Floor Finish, Vinyl Tile (VCT)	960 SF	8	1449009
C3032	Portable Building 12	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	8	1449008
Fire Suppression						
D4019	Portable Building 12	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1449014
D4031	Portable Building 12	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	3	1449007
HVAC						
D3052	Portable Buildings 12 Exterior	Fair	Heat Pump #12, 3.5 TON	1	12	1443419

Pacific Avenue Elementary School / Portable Classroom # 12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5019	Portable Building 12	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1482810
D5022	Portable Building 12 Exterior	Fair	Light Fixture, 150 WATT	1	13	1449011
D5029	Portable Building 12	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	13	1449012
Fire Alarm & Comm						
D5037	Portable Building 12	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	11	1482808
Pavement						
G2035	Portable Building 12 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	33	1449004

Pacific Avenue Elementary School / Portable Classroom # 4

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Buildings 4 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	5	1443438
B2011	Portable Buildings 4 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1443467
B2021	Portable Buildings 4 Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	2	23	1443494
B2032	Portable Buildings 4 Exterior	Fair	Exterior Door, Steel	1	6	1443659
Roofing						
B3011	Portable Building 4	Fair	Roof, Modified Bituminous	1,128 SF	4	1443486
Interiors						
C1011	Portable Building 4	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	43	1443640
C3024	Portable Building 4	Fair	Interior Floor Finish, Vinyl Tile (VCT)	960 SF	8	1443543
C3032	Portable Building 4	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,170 SF	18	1443681
Fire Suppression						
D4019	Portable Building 4	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1449016
D4031	Portable Building 4	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	3	1443562
HVAC						
D3052	Portable Buildings 4 Exterior	Poor	Heat Pump #4, Wall-Mounted, 3.5 to 4 Ton [PB #4]	1	1	1443593
Electrical						
D5019	Portable Building 4	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1482813
D5022	Portable Buildings 4 Exterior	Fair	Light Fixture, 150 WATT	1	13	1443573
D5029	Portable Building 4	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	15	1443651
Fire Alarm & Comm						
D5037	Portable Building 4	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	11	1482811
Pavement						
G2035	Portable Buildings 4 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	43	1443629

Pacific Avenue Elementary School / Portable Classroom # 5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Buildings 5 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	5	1449028
B2011	Portable Buildings 5 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1449029
B2021	Portable Buildings 5 Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	2	23	1449026
B2032	Portable Buildings 5 Exterior	Fair	Exterior Door, Steel	1	6	1449025
Roofing						

Pacific Avenue Elementary School / Portable Classroom # 5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Portable Buildings 5 Roof	Fair	Roof, Metal	1,128 SF	19	1443665
Interiors						
C1011	Portable Building 5	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	43	1449021
C3024	Portable Building 5	Fair	Interior Floor Finish, Vinyl Tile (VCT)	960 SF	8	1449018
C3032	Portable Building 5	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,170 SF	18	1449022
Fire Suppression						
D4019	Portable Building 5	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1449019
D4031	Portable Building 4	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	3	1449017
HVAC						
D3052	Portable Buildings 5 Exterior	Poor	Heat Pump #5, Wall-Mounted, 2.5 to 3 Ton [PB #5]	1	1	1443742
Electrical						
D5019	Portable Building 5	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1482816
D5022	Portable Buildings 5 Exterior	Fair	Light Fixture, 150 WATT	1	13	1449024
D5029	Portable Building 5	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	15	1449023
Fire Alarm & Comm						
D5037	Portable Building 5	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	11	1482814
Pavement						
G2035	Portable Buildings 4 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	43	1449027

Pacific Avenue Elementary School / Portable Classroom # 6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 6 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	5	1443662
B2011	Portable Building 6 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1443471
B2021	Portable Building 6 Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	2	4	1443518
B2032	Portable Building 6 Exterior	Fair	Exterior Door, Steel	1	6	1443520
Roofing						
B3011	Portable Building 6 Roof	Fair	Roof, Modified Bituminous	1,128 SF	4	1443456
Interiors						
C1011	Portable Building 6	Fair	Interior Wall Fiberboard Panel Construction, Fiberboard Panel	1,170 SF	43	1443500
C3024	Portable Building 6	Fair	Interior Floor Finish, Vinyl Tile (VCT)	960 SF	8	1443585
C3032	Portable Building 6	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	18	1443556
Fire Suppression						
D4019	Portable Building 6	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1449030
D4031	Portable Building 6	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	3	1443495
HVAC						
D3052	Portable Building 6 Exterior	Fair	Heat Pump #6, Wall-Mounted, 2.5 to 3 Ton [PB#6]	1	14	1443755
Electrical						
D5019	Portable Building 6	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1482819
D5022	Portable Building 6 Exterior	Fair	Light Fixture, 150 WATT	1	13	1443710
D5029	Portable Building 6	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	13	1443537
Fire Alarm & Comm						
D5037	Portable Building 6	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	11	1482817
Pavement						

Pacific Avenue Elementary School / Portable Classroom # 6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2035	Portable Building 6 Exterior	Fair	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	43	1443744

Pacific Avenue Elementary School / Portable Classroom # 7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 7 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	5	1449042
B2011	Portable Building 7 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	3	1449041
B2021	Portable Building 7 Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	2	4	1449039
B2032	Portable Building 7 Exterior	Fair	Exterior Door, Steel	1	6	1449044
Roofing						
B3011	Portable Building 7 Roof	Fair	Roof, Modified Bituminous	1,128 SF	4	1449033
Interiors						
C1011	Portable Building 7	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	43	1449035
C3024	Portable Building 7	Fair	Interior Floor Finish, Vinyl Tile (VCT)	960 SF	8	1449036
C3032	Portable Building 7	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	18	1449037
Fire Suppression						
D4019	Portable Building 7	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	4	1449032
D4031	Portable Building 7	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	3	1449038
HVAC						
D3052	Portable Building 7 Exterior	Poor	Heat Pump #7, Wall-Mounted, 3.5 to 4 Ton [PB #7]	1	1	1443386
Electrical						
D5019	Portable Building 7	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1482822
D5022	Portable Building 7 Exterior	Fair	Light Fixture, 150 WATT	1	13	1449040
D5029	Portable Building 7	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	13	1449034
Fire Alarm & Comm						
D5037	Portable Building 7	Fair	Fire Alarm System, Standard Addressable, Install	960 SF	11	1482820
Pavement						
G2035	Portable Building 7 Exterior	Good	Exterior Ramps, Concrete (per LF of Nosing)	20 LF	43	1449043
Pacific Avenue Elementary School / Portable Classrooms # 1-3						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building 1-3 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,016 SF	3	1443594
B2011	Portable Building 1-3 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	2,016 SF	6	1443452
B2021	Portable Building 1-3 Exterior	Fair	Window, 24 SF	6	4	1443460
B2032	Portable Building 1-3 Exterior	Fair	Exterior Door, Steel	3	5	1443570
Roofing						
B3011	Portable Building 1-3 Roof	Fair	Roof, Metal	3,312 SF	19	1443528
Interiors						
C1011	Portable Building 1-3	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	3,510 SF	43	1443577
C3024	Portable Building 1-3	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,920 SF	8	1443725
C3025	Portable Building 1-3	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	6	1443743
C3032	Portable Building 1-3	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,880 SF	18	1443616
Fire Suppression						

Pacific Avenue Elementary School / Portable Classrooms # 1-3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4019	Portable Building 1-3	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	2,880 SF	4	1449045
D4031	Portable Building 1-3	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1443611
HVAC						
D3052	Portable Building 1-3 Exterior	Fair	Heat Pump #3, Wall-Mounted, 3.5 to 4 Ton [PB #3]	1	8	1443408
D3052	Portable Building 1-3	Fair	Heat Pump #2, Wall-Mounted, 3.5 to 4 Ton [PB #2]	1	13	1443502
D3052	Portable Building 1-3 Exterior	Poor	Heat Pump #1, 3.5 TON [PB #1]	1	1	1443580
Electrical						
D5019	Portable Building 1-3	Fair	Electrical Wiring & Switches, High Density/Complexity	2,880 SF	5	1482825
D5022	Portable Building 1-3 Exterior	Fair	Light Fixture, 150 WATT	3	13	1443736
D5029	Portable Building 1-3	Fair	Lighting System, Interior, Low Density & Standard Fixtures	2,880 SF	13	1443552
Fire Alarm & Comm						
D5037	Portable Building 1-3	Fair	Fire Alarm System, Standard Addressable, Install	2,880 SF	11	1482823
Pavement						
G2035	Portable Building 1-3 Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	60 LF	43	1443607

Pacific Avenue Elementary School / Portable Library Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building Library Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	2,556 SF	4	1443769
B2011	Portable Building Library Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,556 SF	7	1443636
B2021	Portable Building Library Exterior	Fair	Window, 24 SF	4	4	1443449
B2032	Portable Library Building Exterior	Fair	Exterior Door, Steel	2	6	1448215
Roofing						
B3011	Portable Building Library Roof	Fair	Roof, Metal	2,208 SF	19	1443680
Interiors						
C1011	Portable Building Library	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	2,340 SF	6	1443579
C1017	Portable Building Library	Fair	Interior Window, 24 SF	2	33	1443619
C1021	Portable Building Library	Fair	Interior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed	1	33	1443476
C3025	Portable Building Library	Fair	Interior Floor Finish, Carpet Commercial Standard	1,920 SF	6	1443391
C3032	Portable Building Library	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,208 SF	18	1443453
Plumbing						
D2029	Portable Building Library	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	1,920 SF	6	1482827
Fire Suppression						
D4019	Portable Library Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	1,920 SF	4	1448210
D4031	Portable Building Library	Fair	Fire Extinguisher, Wet Chemical/CO2	2	3	1443697
HVAC						
D3052	Portable Building Library Exterior	Poor	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	1	1443676
D3052	Portable Building Library Exterior	Poor	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	1	1443722
Electrical						
D5019	Portable Building Library	Fair	Electrical Wiring & Switches, High Density/Complexity	1,920 SF	5	1482828
D5022	Portable Building Library Exterior	Fair	Light Fixture, 150 WATT	3	13	1443531
D5029	Portable Building Library	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,920 SF	13	1443583
Fire Alarm & Comm						
D5037	Portable Building Library	Fair	Fire Alarm System, Standard Addressable, Install	1,920 SF	11	1482826

Pacific Avenue Elementary School / Portable Library Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pavement						
G2035	Portable Building Library Exterior	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	43	1443410

Pacific Avenue Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Site Roof	Fair	Roof, Modified Bituminous	610 SF	4	1443415
Plumbing						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	7	4	1443627
D2049	Site	Poor	Plumbing System, Rain Water Drainage, High Density	248,000 SF	2	1483688
Fire Suppression						
D4011	Site	Fair	Backflow Preventer, Fire Suppression, 6"	1	15	1443394
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 120/208 V, 400 Amp	1	5	1443441
D5012	Site	Fair	Building/Main Switchboard, 400 AMP [MCC BORAD]	1	5	1443687
D5012	Site Electrical room	Fair	Building/Main Switchboard, 800 AMP	1	3	1443565
D5022	Site	Fair	Light Fixture, 250 WATT	2	13	1443652
D5022	Site	Fair	Light Fixture, 100 WATT	10	13	1443724
D5022	Site	Fair	Light Fixture, 50 WATT	6	13	1443567
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	25,194 SF	11	1443592
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	25,194 SF	3	1443679
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	24,976 SF	43	1443417
G2035	Site	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	52 LF	43	1443756
G2035	Site	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	50 LF	8	1443507
Site Development						
G2041	Site	Fair	Fences & Gates, Wood Board, 6' High	12 LF	3	1443700
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	450 LF	5	1443477
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	2,300 LF	33	1443479
G2041	Site	Fair	Fences & Gates, Metal Tube, 4' High	350 LF	33	1443649
G2041	Site	Fair	Fences & Gates, Chain Link, 4' High	600 LF	4	1443499
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	13	1443426
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	4	1443578
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	13	1443514
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed Concrete	2	20	1443421
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	3	15	1443511
G2047	Site	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	792 SF	2	1443540
G2047	Site	Fair	Play Structure, Swing Set only, 4 Seats	7	2	1443576
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	6	4	1443559
G2047	Site	Fair	Play Structure, Medium	1	15	1443715
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	62,441 SF	2	1443635
G2047	Kindergarten Playground	Fair	Play Structure, Medium	9	10	1443586
G2047	Kindergarten Playground	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	1,830 SF	10	1443608
G2047	Kindergarten Playground	Fair	Play Structure, Swing Set only, 4 Seats	2	13	1443656

Pacific Avenue Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2048	Site	Fair	Flagpole, Metal	1	23	1443535
Landscaping						
G2057	Site	Poor	Irrigation System, Replace/Install	49,346 SF	2	1443485
Follow-up Studies						
P000X	Throughout Campus	NA	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	1	0	1449596
P000X	Throughout Campus Site	Poor	Engineer, Civil, Landscaping	1	0	1482783

Pacific Avenue Elementary School / Site Restroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Site Restrooms Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	168 SF	3	1443719
B2011	Site Restrooms Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	168 SF	34	1443389
B2011	Site Restrooms Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,008 SF	3	1443472
B2011	Site Restrooms Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,008 SF	23	1443655
B2032	Site Restrooms Exterior	Fair	Exterior Door, Steel	4	33	1443646
Roofing						
B3011	Site Restrooms Roof	Fair	Roof, Modified Bituminous	495 SF	4	1443757
Interiors						
C1031	Site Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	13	1443587
C3012	Site Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,110 SF	23	1443393
C3024	Site Restrooms	Fair	Interior Floor Finish, Linoleum	495 SF	8	1443521
C3032	Site Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	495 SF	18	1443770
Plumbing						
D2011	Site Restrooms	Fair	Toilet, Commercial Water Closet	8	23	1443707
D2012	Site Restrooms	Fair	Urinal, Standard	2	23	1443614
D2014	Site Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	23	1443758
D2029	Site Restroom	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	495 SF	6	1482830
Fire Suppression						
D4019	Site Restrooms	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	495 SF	4	1449046
Electrical						
D5019	Site Restroom	Fair	Electrical Wiring & Switches, High Density/Complexity	495 SF	5	1482831
D5022	Site Restrooms Exterior	Fair	Light Fixture, 150 WATT	4	13	1443767
D5029	Site Restroom	Fair	Lighting System, Interior, Low Density & Standard Fixtures	495 SF	4	1449047
Fire Alarm & Comm						
D5037	Site Restroom	Fair	Fire Alarm System, Standard Addressable, Install	495 SF	11	1482829

Pacific Avenue Elementary School / Site Restroom 2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Site Restroom 2	Fair	Exterior Wall, Stucco, 1-2 Stories	180 SF	3	1449052
B2011	Site Restroom 2	Fair	Exterior Wall, Brick, 1-2 Stories	890 SF	43	1483666
B2032	Site Restroom 2 Restrooms	Fair	Exterior Door, Wood Solid-Core	4	2	1443470
Roofing						
B3011	Site Restroom 2 Roof	Fair	Roof, Modified Bituminous	990 SF	3	1443503

Pacific Avenue Elementary School / Site Restroom 2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1031	Site Restroom 2 Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	13	1443474
C3012	Site Restroom 2 Restrooms	Fair	Interior Wall Finish, Ceramic Tile	840 SF	33	1443748
C3012	Site Restroom 2	Fair	Interior Wall Finish, any surface, Prep & Paint	360 SF	3	1449051
C3024	Site Restroom 2 Restrooms	Fair	Interior Floor Finish, Ceramic Tile	396 SF	5	1443440
C3031	Site Restroom 2	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	418 SF	3	1449050
Plumbing						
D2011	Site Restroom 2 Restrooms	Fair	Toilet, Commercial Water Closet	5	23	1443768
D2012	Site Restroom 2 Restrooms	Fair	Urinal, Standard	2	23	1443533
D2014	Site Restroom 2 Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	23	1443648
D2014	Site Restroom 2 Restrooms	Fair	Service Sink, Floor	1	4	1443660
D2023	Site Restroom 2 Restrooms	Fair	Water Heater, 6 GAL	1	2	1443522
D2029	Site Restroom 2	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	418 SF	6	1482833
Fire Suppression						
D4019	Site Restroom 2	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	418 SF	4	1449049
HVAC						
D3042	Site Restroom 2 Restrooms	Fair	Exhaust Fan, 900 CFM	1	11	1443530
Electrical						
D5019	Site Restroom 2	Fair	Electrical Wiring & Switches, High Density/Complexity	418 SF	5	1482834
D5029	Site Restroom 2	Fair	Lighting System, Interior, Low Density & Standard Fixtures	418 SF	15	1449048
Fire Alarm & Comm						
D5037	Site Restroom 2	Fair	Fire Alarm System, Standard Addressable, Install	418 SF	11	1482832

Appendix E: Replacement Reserves

Replacement Reserves Report



10/28/2019

Building	Subfolder	Unifformat 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	
Pacific Avenue Elementary School	Classrooms #10-11	B2011	Classrooms Building 10-11 Exterior	1443698	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	7	3	2052	SF	\$3.54	\$7,269			\$7,269										\$7,269							\$14,538		
Pacific Avenue Elementary School	Classrooms #10-11	B2011	Classrooms Building 10-11	1483279	Exterior Wall, Brick, 1-2 Stories, Replace	50	47	3	1280	SF	\$58.67	\$75,099			\$75,099																	\$75,099		
Pacific Avenue Elementary School	Classrooms #10-11	B2011	Classrooms Building 10-11 Exterior	1443547	Exterior Wall, Stucco, 1-2 Stories, Replace	50	46	4	2052	SF	\$22.14	\$45,431				\$45,431																\$45,431		
Pacific Avenue Elementary School	Classrooms #10-11	B2021	Classrooms Building 10-11	1443606	Window, 12 SF, Replace	30	25	5	14	EA	\$1,217.70	\$17,048				\$17,048																\$17,048		
Pacific Avenue Elementary School	Classrooms #10-11	B2032	Classrooms Building 10-11	1443412	Exterior Door, Wood Solid-Core, Replace	25	21	4	2	EA	\$774.90	\$1,550				\$1,550																\$1,550		
Pacific Avenue Elementary School	Classrooms #10-11	B3011	Classrooms Building 10-11 Roof	1443729	Roof, Asphalt Shingle 30-Year, Replace	30	21	9	4140	SF	\$6.09	\$25,206									\$25,206											\$25,206		
Pacific Avenue Elementary School	Classrooms #10-11	C1021	Classrooms Building 10-11	1443654	Interior Door, Steel, Replace	40	35	5	4	EA	\$664.20	\$2,657					\$2,657																\$2,657	
Pacific Avenue Elementary School	Classrooms #10-11	C3012	Classroom Building 10-11	1448077	Interior Wall Finish, any surface, Prep & Paint	10	7	3	221	SF	\$1.66	\$367			\$367										\$367								\$734	
Pacific Avenue Elementary School	Classrooms #10-11	C3012	Classrooms Building 10-11 Restroom	1443553	Interior Wall Finish, Ceramic Tile, Replace	40	34	6	441	SF	\$19.93	\$8,787						\$8,787															\$8,787	
Pacific Avenue Elementary School	Classrooms #10-11	C3024	Classrooms Building 10-11 Restroom	1443734	Interior Floor Finish, Ceramic Tile, Replace	40	35	5	147	SF	\$19.93	\$2,929				\$2,929																	\$2,929	
Pacific Avenue Elementary School	Classrooms #10-11	C3024	Classrooms Building 10-11	1443513	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	3145	SF	\$5.54	\$17,408								\$17,408													\$17,408	
Pacific Avenue Elementary School	Classrooms #10-11	C3032	Classrooms Building 10-11	1443385	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	7	18	3145	SF	\$3.87	\$12,185																		\$12,185			\$12,185	
Pacific Avenue Elementary School	Classrooms #10-11	D2011	Classrooms Building 10-11 Restroom	1443762	Toilet, Child-Sized, Replace	30	24	6	3	EA	\$996.30	\$2,989						\$2,989															\$2,989	
Pacific Avenue Elementary School	Classrooms #10-11	D2014	Classrooms Building 10-11	1443621	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	2	EA	\$1,660.50	\$3,321				\$3,321																	\$3,321	
Pacific Avenue Elementary School	Classrooms #10-11	D2014	Classrooms Building 10-11	1443688	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	1	EA	\$1,881.90	\$1,882				\$1,882																	\$1,882	
Pacific Avenue Elementary School	Classrooms #10-11	D2029	Classrooms Building 10-11	1482785	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	34	6	4185	SF	\$15.50	\$64,859						\$64,859																\$64,859
Pacific Avenue Elementary School	Classrooms #10-11	D3042	Classrooms Building 10-11 Roof	1443424	Exhaust Fan, 275 CFM, Replace	20	14	6	1	EA	\$1,549.80	\$1,550						\$1,550															\$1,550	
Pacific Avenue Elementary School	Classrooms #10-11	D3042	Classrooms Building 10-11 Roof	1443741	Exhaust Fan, 100 CFM, Replace	20	13	7	1	EA	\$1,549.80	\$1,550							\$1,550														\$1,550	
Pacific Avenue Elementary School	Classrooms #10-11	D3042	Classrooms Building 10-11 Roof	1443618	Exhaust Fan, 100 CFM, Replace	20	13	7	1	EA	\$1,549.80	\$1,550							\$1,550														\$1,550	
Pacific Avenue Elementary School	Classrooms #10-11	D3042	Classrooms Building 10-11 Roof	1443402	Exhaust Fan, 100 CFM, Replace	20	13	7	1	EA	\$1,549.80	\$1,550							\$1,550														\$1,550	
Pacific Avenue Elementary School	Classrooms #10-11	D3052	Classrooms Building 10-11 Roof	1443705	Packaged Unit (RTU) #10, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177	\$12,177																				\$12,177	
Pacific Avenue Elementary School	Classrooms #10-11	D3052	Classrooms Building 10-11 Roof	1443759	Packaged Unit (RTU) #11, 5 Ton, Replace	20	6	14	1	EA	\$12,177.00	\$12,177												\$12,177									\$12,177	
Pacific Avenue Elementary School	Classrooms #10-11	D4019	Classrooms Building 10-11	1443671	Sprinkler Heads (per SF), , Replace	25	14	11	80	SF	\$1.66	\$133											\$133										\$133	
Pacific Avenue Elementary School	Classrooms #10-11	D4031	Classrooms Building 10-11	1443752	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	2	EA	\$166.05	\$332						\$332										\$332					\$664	
Pacific Avenue Elementary School	Classrooms #10-11	D5019	Classrooms Building 10-11	1482786	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	4185	SF	\$4.43	\$18,531				\$18,531																	\$18,531	
Pacific Avenue Elementary School	Classrooms #10-11	D5022	Classrooms Building 10-11 Exterior	1443712	Light Fixture, 250 WATT, Replace	20	7	13	8	EA	\$243.54	\$1,948												\$1,948									\$1,948	
Pacific Avenue Elementary School	Classrooms #10-11	D5029	Classrooms Building 10-11	1443678	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	7	13	3145	SF	\$8.86	\$27,852													\$27,852								\$27,852	
Pacific Avenue Elementary School	Classrooms #10-11	D5037	Classrooms Building 10-11	1482784	Fire Alarm System, Standard Addressable, Install	20	9	11	4185	SF	\$4.43	\$18,531											\$18,531										\$18,531	
Pacific Avenue Elementary School	Classrooms #10-11	D5092	Classrooms Building 10-11	1443595	Exit Sign Light Fixture, LED, Replace	10	7	3	4	EA	\$243.54	\$974			\$974										\$974							\$974		
Pacific Avenue Elementary School	Classrooms #10-11	E2012	Classrooms Building 10-11	1443425	Kitchen Cabinetry, Stock Hardwood, Replace	20	7	13	60	LF	\$332.10	\$19,926												\$19,926									\$19,926	
Pacific Avenue Elementary School	Classrooms #12-17	B2011	Classrooms Building 12-17 Exterior	1443390	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	7	3	540	SF	\$3.54	\$1,913			\$1,913									\$1,913									\$3,826	
Pacific Avenue Elementary School	Classrooms #12-17	B2011	Classrooms Building 12-17	1483280	Exterior Wall, Brick, 1-2 Stories, Replace	50	47	3	2340	SF	\$58.67	\$137,290			\$137,290																		\$137,290	
Pacific Avenue Elementary School	Classrooms #12-17	B2011	Classrooms Building 12-17 Exterior	1443481	Exterior Wall, Stucco, 1-2 Stories, Replace	50	46	4	540	SF	\$22.14	\$11,956				\$11,956																	\$11,956	
Pacific Avenue Elementary School	Classrooms #12-17	B2021	Classrooms Building 12-17	1443505	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	27	3	71	EA	\$719.55	\$51,088			\$51,088																		\$51,088	
Pacific Avenue Elementary School	Classrooms #12-17	B2031	Classrooms Building 12-17 Exterior	1443675	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed, Replace	30	25	5	6	EA	\$1,439.10	\$8,635				\$8,635																	\$8,635	
Pacific Avenue Elementary School	Classrooms #12-17	B3011	Classrooms Buildings 12-17 Roof	1443461	Roof, Asphalt Shingle 30-Year, Replace	30	21	9	9448	SF	\$6.09	\$57,524									\$57,524												\$57,524	
Pacific Avenue Elementary School	Classrooms #12-17	C1011	Classrooms Buildings 12-17	1443516	Interior Fiberboard Panel Wall Construction, Fiberboard Panel, Replace	50	45	5	9126	SF	\$13.28	\$121,230				\$121,230																	\$121,230	
Pacific Avenue Elementary School	Classrooms #12-17	C1021	Classrooms Buildings 12-17	1443387	Interior Door, Wood Solid-Core, Replace	40	36	4	8	EA	\$774.90	\$6,199				\$6,199																	\$6,199	
Pacific Avenue Elementary School	Classrooms #12-17	C3024	Classrooms Buildings 12-17	1443428	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	3	12	4060	SF	\$5.54	\$22,472											\$22,472										\$22,472	
Pacific Avenue Elementary School	Classrooms #12-17	C3025	Classrooms Buildings 12-17	1443634	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	2030	SF	\$8.30	\$16,854						\$16,854									\$16,854						\$33,708	
Pacific Avenue Elementary School	Classrooms #12-17	C3032	Classrooms Buildings 12-17	1443717	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	7	18	6090	SF	\$3.87	\$23,596																		\$23,596			\$23,596	
Pacific Avenue Elementary School	Classrooms #12-17	D2014	Classrooms Buildings 12-17	1443613	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	6	EA	\$1,328.40	\$7,970				\$7,970																	\$7,970	
Pacific Avenue Elementary School	Classrooms #12-17	D2029	Classrooms Building 12-17	1482788	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	34	6	6090	SF	\$15.50	\$94,383							\$94,383														\$94,383	
Pacific Avenue Elementary School	Classrooms #12-17	D3042	Classrooms Buildings 12-17 Roof	1443487	Exhaust Fan, 150 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328						\$1,328															\$1,328	
Pacific Avenue Elementary School	Classrooms #12-17	D3042	Classrooms Buildings 12-17 Roof	1443446	Exhaust Fan, 150 CFM, Replace	20	14	6	1	EA</																								

Building	Subfolder	Unifomat 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		
Pacific Avenue Elementary School	Classrooms #1-3	B2011	Classrooms Building 1-3	1443765	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	7	3	1248	SF	\$3.54	\$4,421			\$4,421										\$4,421								\$8,842		
Pacific Avenue Elementary School	Classrooms #1-3	B2011	Classrooms Building 1-3	1443469	Exterior Wall, Stucco, 1-2 Stories, Replace	50	47	3	1248	SF	\$22.14	\$27,631			\$27,631																			\$27,631	
Pacific Avenue Elementary School	Classrooms #1-3	B2011	Classrooms Building 1-3	1483052	Exterior Wall, Brick, 1-2 Stories, Replace	50	47	3	1890	SF	\$58.67	\$110,888			\$110,888																			\$110,888	
Pacific Avenue Elementary School	Classrooms #1-3	B2021	Classrooms Building 1-3 Exterior	1443463	Window, 24 SF, Replace	30	26	4	18	EA	\$1,217.70	\$21,919				\$21,919																		\$21,919	
Pacific Avenue Elementary School	Classrooms #1-3	B2032	Classrooms Building 1-3 Exterior	1443413	Exterior Door, Steel, Replace	40	35	5	5	EA	\$664.20	\$3,321					\$3,321																	\$3,321	
Pacific Avenue Elementary School	Classrooms #1-3	B3011	Classrooms Building 1-3 Roof	1443657	Roof, Asphalt Shingle 30-Year, Replace	30	21	9	6655	SF	\$6.09	\$40,519									\$40,519													\$40,519	
Pacific Avenue Elementary School	Classrooms #1-3	C3012	Classrooms Building 1-3	1443455	Interior Wall Finish, any surface, Prep & Paint	10	7	3	960	SF	\$1.66	\$1,594			\$1,594										\$1,594									\$3,188	
Pacific Avenue Elementary School	Classrooms #1-3	C3024	Classrooms Building 1-3	1443401	Interior Floor Finish, Ceramic Tile, Replace	40	36	4	900	SF	\$19.93	\$17,933				\$17,933																		\$17,933	
Pacific Avenue Elementary School	Classrooms #1-3	C3024	Classrooms Building 1-3	1443442	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	144	SF	\$5.54	\$797								\$797														\$797	
Pacific Avenue Elementary School	Classrooms #1-3	C3032	Classrooms Building 1-3	1443731	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	7	18	4464	SF	\$3.87	\$17,296																			\$17,296			\$17,296	
Pacific Avenue Elementary School	Classrooms #1-3	D2011	Classrooms Building 1-3	1443653	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	\$1,439.10	\$2,878				\$2,878																		\$2,878	
Pacific Avenue Elementary School	Classrooms #1-3	D2012	Classrooms Building 1-3	1443701	Urinal, Standard, Replace	30	27	3	1	EA	\$1,217.70	\$1,218			\$1,218																			\$1,218	
Pacific Avenue Elementary School	Classrooms #1-3	D2014	Classrooms Building 1-3	1443526	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	2	EA	\$1,660.50	\$3,321				\$3,321																		\$3,321	
Pacific Avenue Elementary School	Classrooms #1-3	D2029	Classrooms Building 1-3	1482791	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	34	6	4428	SF	\$15.50	\$68,625						\$68,625																	\$68,625
Pacific Avenue Elementary School	Classrooms #1-3	D3042	Classrooms Building 1-3 Roof	1443760	Exhaust Fan, 100 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328						\$1,328																\$1,328	
Pacific Avenue Elementary School	Classrooms #1-3	D3042	Classrooms Building 1-3 Roof	1443437	Exhaust Fan, 100 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328						\$1,328																\$1,328	
Pacific Avenue Elementary School	Classrooms #1-3	D3042	Classrooms Buildings 1-3 Roof	1443617	Exhaust Fan, 100 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328						\$1,328																\$1,328	
Pacific Avenue Elementary School	Classrooms #1-3	D3042	Classrooms Building 1-3 Roof	1443771	Exhaust Fan, 100 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328						\$1,328																\$1,328	
Pacific Avenue Elementary School	Classrooms #1-3	D3042	Classrooms Buildings 1-3 Roof	1443510	Exhaust Fan, 100 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328						\$1,328																\$1,328	
Pacific Avenue Elementary School	Classrooms #1-3	D3052	Classrooms Building 1-3 Roof	1443568	Packaged Unit (RTU) #3, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177	\$12,177																					\$12,177	
Pacific Avenue Elementary School	Classrooms #1-3	D3052	Classrooms Building 1-3 Roof	1443692	Packaged Unit (RTU)#1, 4 TON, Replace	20	9	11	1	EA	\$9,963.00	\$9,963											\$9,963											\$9,963	
Pacific Avenue Elementary School	Classrooms #1-3	D3052	Classrooms Building 1-3 Roof	1443727	Packaged Unit (RTU) #2, 4 TON, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																			\$9,963			\$9,963	
Pacific Avenue Elementary School	Classrooms #1-3	D4019	Classrooms Building 1-3	1448120	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	4428	SF	\$5.54	\$24,509				\$24,509																			\$24,509
Pacific Avenue Elementary School	Classrooms #1-3	D4031	Classrooms Building 1-3	1443753	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$166.05	\$498						\$498										\$498						\$498	
Pacific Avenue Elementary School	Classrooms #1-3	D5019	Classrooms Building 1-3	1482792	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	4428	SF	\$4.43	\$19,607				\$19,607																			\$19,607
Pacific Avenue Elementary School	Classrooms #1-3	D5022	Classrooms Building 1-3	1443642	Light Fixture, 250 WATT, Replace	20	7	13	4	EA	\$243.54	\$974													\$974									\$974	
Pacific Avenue Elementary School	Classrooms #1-3	D5029	Classrooms Building 1-3	1443466	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	7	13	4428	SF	\$8.86	\$39,214													\$39,214										\$39,214
Pacific Avenue Elementary School	Classrooms #1-3	D5037	Classrooms #1-3	1482790	Fire Alarm System, Standard Addressable, Install	20	9	11	4428	SF	\$4.43	\$19,607											\$19,607											\$19,607	
Pacific Avenue Elementary School	Classrooms #1-3	E2012	Classrooms Building 1-3	1443555	Kitchen Cabinetry, Stock Hardwood, Replace	20	7	13	60	LF	\$332.10	\$19,926													\$19,926									\$19,926	
Pacific Avenue Elementary School	Classrooms #4-6	B2011	Classrooms Building 4-6	1443747	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	7	3	1368	SF	\$3.54	\$4,846			\$4,846										\$4,846									\$9,692	
Pacific Avenue Elementary School	Classrooms #4-6	B2011	Classrooms Building 4-6	1443392	Exterior Wall, Stucco, 1-2 Stories, Replace	50	47	3	1368	SF	\$22.14	\$30,288			\$30,288																				\$30,288
Pacific Avenue Elementary School	Classrooms #4-6	B2011	Classrooms Building 4-6	1483277	Exterior Wall, Brick, 1-2 Stories, Replace	50	47	3	2160	SF	\$58.67	\$126,729			\$126,729																				\$126,729
Pacific Avenue Elementary School	Classrooms #4-6	B2021	Classrooms Building 4-6 Exterior	1443519	Window, 24 SF, Replace	30	26	4	18	EA	\$1,217.70	\$21,919				\$21,919																			\$21,919
Pacific Avenue Elementary School	Classrooms #4-6	B2032	Classrooms Building 4-6 Exterior	1443673	Exterior Door, Steel, Replace	40	36	4	5	EA	\$664.20	\$3,321				\$3,321																			\$3,321
Pacific Avenue Elementary School	Classrooms #4-6	B3011	Classrooms Building 4-6 Roof	1443670	Roof, Asphalt Shingle 30-Year, Replace	30	21	9	6345	SF	\$6.09	\$38,632									\$38,632														\$38,632
Pacific Avenue Elementary School	Classrooms #4-6	C1031	Classrooms Building 4-6 Restrooms	1443721	Toilet Partitions, Metal, Replace	20	17	3	8	EA	\$940.95	\$7,528			\$7,528																			\$7,528	
Pacific Avenue Elementary School	Classrooms #4-6	C3012	Classrooms Building 4-6 Restrooms	1443730	Interior Wall Finish, any surface, Prep & Paint	10	7	3	756	SF	\$1.66	\$1,255			\$1,255										\$1,255									\$1,255	
Pacific Avenue Elementary School	Classrooms #4-6	C3012	Classrooms Building 4-6 Restrooms	1443677	Interior Wall Finish, Ceramic Tile, Replace	40	36	4	1612	SF	\$19.93	\$32,121				\$32,121																			\$32,121
Pacific Avenue Elementary School	Classrooms #4-6	C3024	Classrooms Building 4-6 Restrooms	1443515	Interior Floor Finish, Ceramic Tile, Replace	40	36	4	972	SF	\$19.93	\$19,368				\$19,368																			\$19,368
Pacific Avenue Elementary School	Classrooms #4-6	C3024	Classrooms Building 4-6	1443478	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	3656	SF	\$5.54	\$20,236							\$20,236																\$20,236
Pacific Avenue Elementary School	Classrooms #4-6	C3031	Classrooms Building 4-6 Restrooms	1448203	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	192	SF	\$2.21	\$425			\$425										\$425									\$425	
Pacific Avenue Elementary School	Classrooms #4-6	C3032	Classrooms Building 4-6	1443549	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	7	18	3552	SF	\$3.87	\$13,762																			\$13,762			\$13,762	
Pacific Avenue Elementary School	Classrooms #4-6	C3032	Classrooms Building 4-6 Restrooms	1448204	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	7	18	720	SF	\$3.87	\$2,790																		\$2,790				\$2,790	
Pacific Avenue Elementary School	Classrooms #4-6	D2011	Classrooms Building 4-6 Restrooms	1443666	Toilet, Commercial Water Closet, Replace	30	26	4	8	EA	\$1,439.10	\$11,513				\$11,513																		\$11,513	
Pacific Avenue Elementary School	Classrooms #4-6	D2012	Classrooms Building 4-6 Restrooms	1443703	Urinal, Standard, Replace	30	26	4	5	EA	\$1,217.70	\$6,089																							

Building	Subfolder	Unifformat 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	
Pacific Avenue Elementary School	Classrooms #7-9	B3011	Classrooms Building 7-9 Roof	1443622	Roof, Asphalt Shingle 30-Year, Replace	30	21	9	4982	SF	\$6.09	\$30,333									\$30,333												\$30,333	
Pacific Avenue Elementary School	Classrooms #7-9	C3024	Classrooms Building 7-9	1443582	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	3672	SF	\$5.54	\$20,325							\$20,325														\$20,325	
Pacific Avenue Elementary School	Classrooms #7-9	C3032	Classrooms Building 7-9	1443538	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	7	18	4464	SF	\$3.87	\$17,296																	\$17,296				\$17,296	
Pacific Avenue Elementary School	Classrooms #7-9	D2029	Classrooms Building 7-9	1482797	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	34	6	3672	SF	\$15.50	\$56,909						\$56,909															\$56,909	
Pacific Avenue Elementary School	Classrooms #7-9	D3042	Classrooms Buildings 7-9 Roof	1443669	Exhaust Fan, 125 CFM, Replace	20	13	7	1	EA	\$1,549.80	\$1,550							\$1,550														\$1,550	
Pacific Avenue Elementary School	Classrooms #7-9	D3042	Classrooms Buildings 7-9 Roof	1443664	Exhaust Fan, 125 CFM, Replace	20	13	7	1	EA	\$1,549.80	\$1,550							\$1,550														\$1,550	
Pacific Avenue Elementary School	Classrooms #7-9	D3052	Classrooms Building 7-9 Roof	1443399	Packaged Unit (RTU) #7, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177	\$12,177																				\$12,177	
Pacific Avenue Elementary School	Classrooms #7-9	D3052	Classrooms Building 7-9 Restrooms	1443641	Packaged Unit (RTU), 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177	\$12,177																				\$12,177	
Pacific Avenue Elementary School	Classrooms #7-9	D3052	Classrooms Building 7-9 Roof	1443599	Packaged Unit (RTU), 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177	\$12,177																				\$12,177	
Pacific Avenue Elementary School	Classrooms #7-9	D4019	Classrooms Building 7-9	1448118	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	3672	SF	\$5.54	\$20,325				\$20,325																	\$20,325	
Pacific Avenue Elementary School	Classrooms #7-9	D4031	Classrooms Building 7-9	1443745	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	3	EA	\$332.10	\$996							\$996														\$996	
Pacific Avenue Elementary School	Classrooms #7-9	D5019	Classrooms Building 7-9	1482798	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	3672	SF	\$4.43	\$16,260				\$16,260																	\$16,260	
Pacific Avenue Elementary School	Classrooms #7-9	D5022	Classrooms Building 7-9 Exterior	1443451	Light Fixture, 250 WATT, Replace	20	7	13	3	EA	\$243.54	\$731																					\$731	
Pacific Avenue Elementary School	Classrooms #7-9	D5029	Classrooms Building 7-9	1443484	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	7	13	3672	SF	\$8.86	\$32,519																					\$32,519	
Pacific Avenue Elementary School	Classrooms #7-9	D5037	Classrooms Building 7-9	1482796	Fire Alarm System, Standard Addressable, Install	20	9	11	3672	SF	\$4.43	\$16,260										\$16,260											\$16,260	
Pacific Avenue Elementary School	Classrooms #7-9	E2012	Classrooms Building 7-9	1443663	Kitchen Cabinetry, Stock Hardwood, Replace	20	7	13	60	LF	\$332.10	\$19,926																					\$19,926	
Pacific Avenue Elementary School	Main Office Building	B2011	Main Office Building Exterior	1443610	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	760	SF	\$3.32	\$2,524			\$2,524																		\$2,524	
Pacific Avenue Elementary School	Main Office Building	B2011	Main Office Building Exterior	1443682	Exterior Wall, Stucco, 1-2 Stories, Replace	50	46	4	760	SF	\$22.14	\$16,826				\$16,826																		\$16,826
Pacific Avenue Elementary School	Main Office Building	B2031	Aluminum-Framed Partially-Glazed Exterior	1443382	Exterior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed, Replace	30	24	6	3	EA	\$1,439.10	\$4,317						\$4,317																\$4,317
Pacific Avenue Elementary School	Main Office Building	B3011	Main Office Building Roof	1443508	Roof, Asphalt Shingle 30-Year, Replace	30	14	16	2236	SF	\$6.09	\$13,614																\$13,614					\$13,614	
Pacific Avenue Elementary School	Main Office Building	C1021	Main Office Building	1443545	Interior Aluminum-Framed Partially-Glazed Door, Aluminum-Framed Partially-Glazed, Replace	40	34	6	3	EA	\$1,439.10	\$4,317						\$4,317															\$4,317	
Pacific Avenue Elementary School	Main Office Building	C1021	Main Office Building	1443482	Interior Door, Steel, Replace	40	34	6	2	EA	\$664.20	\$1,328						\$1,328																\$1,328
Pacific Avenue Elementary School	Main Office Building	C3012	Main Office Building	1443584	Interior Wall Finish, any surface, Prep & Paint	10	7	3	1628	SF	\$1.66	\$2,703			\$2,703										\$2,703								\$2,703	
Pacific Avenue Elementary School	Main Office Building	C3024	Main Office Building	1443683	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	265	SF	\$5.54	\$1,467								\$1,467														\$1,467
Pacific Avenue Elementary School	Main Office Building	C3025	Main Office Building	1443416	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	1074	SF	\$8.30	\$8,917						\$8,917										\$8,917						\$8,917
Pacific Avenue Elementary School	Main Office Building	C3032	Main Office Building	1443609	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	7	18	1395	SF	\$3.87	\$5,405																		\$5,405				\$5,405
Pacific Avenue Elementary School	Main Office Building	D2023	Main Office Building	1443475	Water Heater, 30 GAL, Replace	15	1	14	1	EA	\$1,439.10	\$1,439														\$1,439							\$1,439	
Pacific Avenue Elementary School	Main Office Building	D2029	Main Office Building	1482800	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	34	6	1395	SF	\$15.50	\$21,620						\$21,620																\$21,620
Pacific Avenue Elementary School	Main Office Building	D3052	Main Office Roof	1443716	Packaged Unit (RTU), 4 TON, Replace	20	4	16	1	EA	\$9,963.00	\$9,963																\$9,963					\$9,963	
Pacific Avenue Elementary School	Main Office Building	D4019	Main Office Building	1448218	Fire Riser, Replace	40	33	7	1	EA	\$2,767.50	\$2,768							\$2,768															\$2,768
Pacific Avenue Elementary School	Main Office Building	D4019	Main Office Building	1443602	Sprinkler Heads (per SF), , Replace	25	15	10	1395	SF	\$1.66	\$2,316										\$2,316												\$2,316
Pacific Avenue Elementary School	Main Office Building	D4031	Main Office Building	1443560	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	2	EA	\$166.05	\$332						\$332											\$332					\$332
Pacific Avenue Elementary School	Main Office Building	D5019	Main Office Building	1482801	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	1395	SF	\$4.43	\$6,177					\$6,177																	\$6,177
Pacific Avenue Elementary School	Main Office Building	D5022	Main Office Building Exterior	1443612	Light Fixture, 100 WATT, Replace	20	7	13	2	EA	\$210.33	\$421												\$421										\$421
Pacific Avenue Elementary School	Main Office Building	D5029	Main Office Building	1443397	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	5	15	1395	SF	\$8.86	\$12,354															\$12,354							\$12,354
Pacific Avenue Elementary School	Main Office Building	D5037	Main Office Building	1443620	Annunciator Alarm Panel , , Replace	15	7	8	1	EA	\$1,749.06	\$1,749							\$1,749															\$1,749
Pacific Avenue Elementary School	Main Office Building	D5037	Main Office Building	1482799	Fire Alarm System, Standard Addressable, Install	20	9	11	1395	SF	\$4.43	\$6,177										\$6,177												\$6,177
Pacific Avenue Elementary School	Main Office Building	E1028	Main Office Building	1443720	Defibrillator (AED), Cabinet Mounted, Replace	10	7	3	1	EA	\$1,661.00	\$1,661			\$1,661																		\$1,661	
Pacific Avenue Elementary School	Main Office Building	E2012	Main Office Building	1443404	Kitchen Cabinetry, Stock Hardwood, Replace	20	7	13	60	LF	\$332.10	\$19,926														\$19,926								\$19,926
Pacific Avenue Elementary School	MPR/ Kitchen Building	B2011	Multipurpose Building Exterior	1443563	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	4980	SF	\$3.32	\$16,539			\$16,539																			\$16,539
Pacific Avenue Elementary School	MPR/ Kitchen Building	B2011	Multipurpose Building Exterior	1443693	Exterior Wall, Stucco, 1-2 Stories, Replace	50	45	5	4980	SF	\$22.14	\$110,257					\$110,257																	\$110,257
Pacific Avenue Elementary School	MPR/ Kitchen Building	B2032	Multipurpose building Exterior	1443444	Exterior Wood Solid-Core Door, Wood Solid-Core, Replace	25	7	18	2	EA	\$774.90	\$1,550																\$1,550					\$1,550	
Pacific Avenue Elementary School	MPR/ Kitchen Building	B3011	Multipurpose building Roof	1443418	Roof, Single-Ply TPO/PVC Membrane, Replace	20	17	3	3827	SF	\$18.82	\$72,020			\$72,020																		\$72,020	
Pacific Avenue Elementary School	MPR/ Kitchen Building	B3011	Multipurpose building Roof	1443525	Roof, Asphalt Shingle 30-Year, Replace	30	21	9	4594	SF	\$6.09	\$27,971												\$27,971									\$27,971	
Pacific Avenue Elementary School	MPR/ Kitchen Building	C1021	Multipurpose Building Kitchen	1443704	Interior Door, Steel Fire, 90-Minutes and Over, Replace	40	37	3	1	EA	\$1,051.65	\$1,052			\$1,052																		\$1,052	
Pacific Avenue Elementary School	MPR/ Kitchen Building	C1031	Multipurpose building Restroom	1443544	Toilet Partitions, Metal, Replace	20	15	5	3	EA	\$940.95	\$2,823																					\$2,823	
Pacific Avenue Elementary School	MPR/ Kitchen Building	C3012	Multipurpose building																															

Building	Subfolder	Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	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		
Pacific Avenue Elementary School	MPR/ Kitchen Building	D3094	Multipurpose Building Exterior	1443422	Air Curtain, 1000 CFM, Replace	20	18	2	1	EA	\$1,992.60	\$1,993					\$1,993																\$1,993	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D3094	Multipurpose Building Exterior	1443630	Air Curtain, 1000 CFM, Replace	20	18	2	1	EA	\$1,992.60	\$1,993					\$1,993																\$1,993	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D3094	Multipurpose Building Exterior	1443603	Air Curtain, 1000 CFM, Replace	20	18	2	1	EA	\$1,992.60	\$1,993					\$1,993																\$1,993	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D3094	Multipurpose Building Exterior	1443626	Air Curtain, 1000 CFM, Replace	20	18	2	1	EA	\$1,992.60	\$1,993					\$1,993																\$1,993	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D3094	Multipurpose Building Exterior	1443733	Air Curtain, 1000 CFM, Replace	20	18	2	1	EA	\$1,992.60	\$1,993					\$1,993																\$1,993	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D4019	Multipurpose building	1443396	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	1872	SF	\$5.54	\$10,362				\$10,362																	\$10,362	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D4019	Multipurpose building	1443690	Sprinkler Heads (per SF), , Replace	25	9	16	4964	SF	\$1.66	\$8,243																\$8,243					\$8,243	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D4031	Multipurpose building	1443643	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$166.05	\$498						\$498										\$498					\$498	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D4031	Multipurpose Building Kitchen	1443536	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$332.10	\$332						\$332										\$332					\$332	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D4091	Multipurpose Building Kitchen	1443589	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	14	6	6	LF	\$442.80	\$2,657						\$2,657															\$2,657	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D5012	Multipurpose building Electrical room	1443430	Building/Main Switchboard, 600 AMP, Replace	40	36	4	1	EA	\$44,280.00	\$44,280				\$44,280																	\$44,280	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D5019	MPR/ Kitchen Building	1482804	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	6836	SF	\$4.43	\$30,270				\$30,270																	\$30,270	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D5022	Multipurpose Building Exterior	1443685	Light Fixture, 100 WATT, Replace	20	7	13	3	EA	\$210.33	\$631													\$631								\$631	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D5022	Multipurpose Building Exterior	1443429	Light Fixture, 250 WATT, Replace	20	7	13	2	EA	\$243.54	\$487													\$487								\$487	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D5029	Multipurpose building	1443395	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	5	15	6836	SF	\$8.86	\$60,540															\$60,540						\$60,540	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D5037	Multipurpose building Electrical room	1443457	Fire Alarm Control Panel, Addressable, Replace	15	9	6	1	EA	\$16,605.00	\$16,605					\$16,605																	\$16,605
Pacific Avenue Elementary School	MPR/ Kitchen Building	D5037	MPR/ Kitchen Building	1443532	Fire Alarm System, Standard Addressable, Upgrade/Install	20	9	11	6836	SF	\$4.43	\$30,270											\$30,270										\$30,270	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D5092	Multipurpose building	1443661	Exit Sign Light Fixture, LED, Replace	10	7	3	4	EA	\$243.54	\$974			\$974																		\$974	
Pacific Avenue Elementary School	MPR/ Kitchen Building	D5092	Multipurpose building	1443411	Emergency Light, 2-Head w/ Battery, Replace	10	7	3	2	EA	\$243.54	\$487			\$487																		\$487	
Pacific Avenue Elementary School	MPR/ Kitchen Building	E1093	Multipurpose Building Kitchen	1443624	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,985.20	\$3,985			\$3,985															\$3,985			\$3,985	
Pacific Avenue Elementary School	MPR/ Kitchen Building	E1093	Multipurpose Building Kitchen	1443751	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	11	4	1	EA	\$4,206.60	\$4,207				\$4,207															\$4,207		\$4,207	
Pacific Avenue Elementary School	MPR/ Kitchen Building	E1093	Multipurpose Building Kitchen	1443738	Commercial Kitchen, Convection Oven, Double, Replace	10	6	4	1	EA	\$10,516.50	\$10,517				\$10,517									\$10,517								\$10,517	
Pacific Avenue Elementary School	MPR/ Kitchen Building	E1093	Multipurpose Building Kitchen	1443574	Commercial Kitchen, , Replace	15	11	4	1	EA	\$4,981.50	\$4,982																			\$4,982		\$4,982	
Pacific Avenue Elementary School	MPR/ Kitchen Building	E1093	Multipurpose Building Kitchen	1443496	Commercial Kitchen, Food Warmer, Replace	15	10	5	1	EA	\$1,881.90	\$1,882					\$1,882															\$1,882	\$1,882	
Pacific Avenue Elementary School	MPR/ Kitchen Building	E1093	Multipurpose Building Kitchen	1443596	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$5,092.20	\$5,092					\$5,092															\$5,092	\$5,092	
Pacific Avenue Elementary School	MPR/ Kitchen Building	E1093	Multipurpose Building Kitchen	1443591	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	2	13	1	EA	\$5,645.70	\$5,646													\$5,646								\$5,646	
Pacific Avenue Elementary School	MPR/ Kitchen Building	E2012	Multipurpose building	1443633	Kitchen Cabinetry, Stock Hardwood, Replace	20	7	13	60	LF	\$332.10	\$19,926													\$19,926								\$19,926	
Pacific Avenue Elementary School	Portable Classroom # 11	B2011	Portable Building 11 Exterior	1443667	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244			\$4,244										\$4,244								\$4,244	
Pacific Avenue Elementary School	Portable Classroom # 11	B2011	Portable Building 11 Exterior	1443436	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	17	13	1278	SF	\$8.30	\$10,611													\$10,611								\$10,611	
Pacific Avenue Elementary School	Portable Classroom # 11	B2021	Portable Building 11 Exterior	1443615	Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764													\$3,764								\$3,764	
Pacific Avenue Elementary School	Portable Classroom # 11	C3024	Portable Building 11	1443381	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	960	SF	\$5.54	\$5,314								\$5,314													\$5,314	
Pacific Avenue Elementary School	Portable Classroom # 11	C3032	Portable Building 11	1443605	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	960	SF	\$3.87	\$3,720								\$3,720													\$3,720	
Pacific Avenue Elementary School	Portable Classroom # 11	D3052	Portable Building 11 Exterior	1443548	Heat Pump #11, 3.5 TON, Replace	20	8	12	1	EA	\$6,088.50	\$6,089													\$6,089								\$6,089	
Pacific Avenue Elementary School	Portable Classroom # 11	D4019	Portable Building 11	1448987	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188			\$3,188																		\$3,188	
Pacific Avenue Elementary School	Portable Classroom # 11	D4031	Portable Building 11	1443541	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	1	EA	\$166.05	\$166			\$166										\$166								\$166	
Pacific Avenue Elementary School	Portable Classroom # 11	D5019	Portable Building 11	1482807	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251				\$4,251																	\$4,251	
Pacific Avenue Elementary School	Portable Classroom # 11	D5022	Portable Building 11 Exterior	1443539	Light Fixture, 150 WATT, Replace	20	7	13	1	EA	\$188.19	\$188													\$188								\$188	
Pacific Avenue Elementary School	Portable Classroom # 11	D5029	Portable Building 11	1443506	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	7	13	960	SF	\$6.64	\$6,376													\$6,376								\$6,376	
Pacific Avenue Elementary School	Portable Classroom # 11	D5037	Portable Building 11	1482805	Fire Alarm System, Standard Addressable, Install	20	9	11	960	SF	\$4.43	\$4,251											\$4,251										\$4,251	
Pacific Avenue Elementary School	Portable Classroom # 12	B2011	Portable Building 12 Exterior	1449005	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244			\$4,244										\$4,244								\$4,244	
Pacific Avenue Elementary School	Portable Classroom # 12	B2011	Portable Building 12 Exterior	1449006	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	17	13	1278	SF	\$8.30	\$10,611													\$10,611								\$10,611	
Pacific Avenue Elementary School	Portable Classroom # 12	B2021	Portable Building 12 Exterior	1449015	Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764													\$3,764								\$3,764	
Pacific Avenue Elementary School	Portable Classroom # 12	C3024	Portable Classroom 12	1449009	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	960	SF	\$5.54	\$5,314								\$5,314													\$5,314	
Pacific Avenue Elementary School	Portable Classroom # 12	C3032	Portable Building 12	1449008	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	960	SF	\$3.87	\$3,720								\$3,720													\$3,720	
Pacific Avenue Elementary School	Portable Classroom # 12	D3052	Portable Buildings 12 Exterior	1443419	Heat Pump #12, 3.5 TON, Replace	20	8	12	1	EA	\$6,088.50	\$6,089													\$6,089								\$6,089	
Pacific Avenue Elementary School	Portable Classroom # 12	D4019	Portable Building 12	1449014	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188			\$3,188																		\$3,188	
Pacific Avenue Elementary School	Portable Classroom # 12	D4031	Portable Building 12	1449007	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	1	EA	\$166.05	\$166			\$166										\$166								\$166	
Pacific Avenue Elementary School	Portable Classroom # 12	D5019	Portable Building 12	1482810	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251				\$4,251																	\$4,251	
Pacific Avenue Elementary School	Portable Classroom # 12	D5022	Portable Building 12 Exterior	1449011	Light Fixture, 150 WATT, Replace	20	7	13	1	EA	\$188.19	\$188													\$188								\$188	
Pacific Avenue Elementary School	Portable Classroom # 12	D5029	Portable Building 12	1449012	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	7	13	960	SF	\$6.64	\$6,376													\$6,376								\$6,376	
Pacific Avenue Elementary School	Portable Classroom # 12	D5037	Portable Building 12	1482808	Fire Alarm System, Standard Addressable, Install	20	9	11	960	SF	\$4.43	\$4,251											\$4,251										\$4,251	
Pacific Avenue Elementary School	Portable Classroom # 4	B2011	Portable Buildings 4 Exterior	1443467	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244			\$4,244										\$4,244								\$4,244	
Pacific Avenue Elementary School	Portable Classroom # 4	B2011	Portable Buildings 4 Exterior	1443438	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	25	5	1278	SF	\$8.30	\$10,611				\$10,611																		\$10,611
Pacific Avenue Elementary School	Portable Classroom # 4	B2032	Portable Buildings 4 Exterior	1443659	Exterior Door, Steel, Replace	40	34	6	1	EA	\$664.20	\$664						\$664															\$664	
Pacific Avenue Elementary School	Portable Classroom # 4	B3011	Portable Building 4	1																														

Building	Subfolder	Unifformat 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			
Pacific Avenue Elementary School	Portable Classroom # 5	B3011	Portable Buildings 5 Roof	1443665	Roof, Metal, Replace	40	21	19	1128	SF	\$14.39	\$16,233																			\$16,233	\$16,233			
Pacific Avenue Elementary School	Portable Classroom # 5	C3024	Portable Building 5	1449018	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	960	SF	\$5.54	\$5,314							\$5,314													\$5,314			
Pacific Avenue Elementary School	Portable Classroom # 5	C3032	Portable Building 5	1449022	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	7	18	1170	SF	\$3.87	\$4,533																			\$4,533	\$4,533			
Pacific Avenue Elementary School	Portable Classroom # 5	D3052	Portable Buildings 5 Exterior	1443742	Heat Pump #5, Wall-Mounted, 2.5 to 3 Ton, Replace	20	19	1	1	EA	\$4,870.80	\$4,871	\$4,871																			\$4,871	\$4,871		
Pacific Avenue Elementary School	Portable Classroom # 5	D4019	Portable Building 5	1449019	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188				\$3,188																	\$3,188		
Pacific Avenue Elementary School	Portable Classroom # 5	D4031	Portable Building 4	1449017	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	1	EA	\$166.05	\$166					\$166						\$166										\$166	\$332	
Pacific Avenue Elementary School	Portable Classroom # 5	D5019	Portable Building 5	1482816	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251				\$4,251																		\$4,251	
Pacific Avenue Elementary School	Portable Classroom # 5	D5022	Portable Buildings 5 Exterior	1449024	Light Fixture, 150 WATT, Replace	20	7	13	1	EA	\$188.19	\$188												\$188										\$188	
Pacific Avenue Elementary School	Portable Classroom # 5	D5029	Portable Building 5	1449023	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	7	13	960	SF	\$6.64	\$6,376															\$6,376							\$6,376	
Pacific Avenue Elementary School	Portable Classroom # 5	D5037	Portable Building 5	1482814	Fire Alarm System, Standard Addressable, Install	20	9	11	960	SF	\$4.43	\$4,251										\$4,251												\$4,251	
Pacific Avenue Elementary School	Portable Classroom # 6	B2011	Portable Building 6 Exterior	1443471	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244				\$4,244																		\$4,244	
Pacific Avenue Elementary School	Portable Classroom # 6	B2011	Portable Building 6 Exterior	1443662	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	25	5	1278	SF	\$8.30	\$10,611																						\$10,611	
Pacific Avenue Elementary School	Portable Classroom # 6	B2021	Portable Building 6 Exterior	1443518	Window, Steel 12 SF, 1-2 Stories, Replace	30	26	4	2	EA	\$1,217.70	\$2,435																						\$2,435	
Pacific Avenue Elementary School	Portable Classroom # 6	B2032	Portable Building 6 Exterior	1443520	Exterior Door, Steel, Replace	40	34	6	1	EA	\$664.20	\$664						\$664																\$664	
Pacific Avenue Elementary School	Portable Classroom # 6	B3011	Portable Building 6 Roof	1443456	Roof, Modified Bituminous, Replace	20	16	4	1128	SF	\$11.07	\$12,487				\$12,487																		\$12,487	
Pacific Avenue Elementary School	Portable Classroom # 6	C3024	Portable Building 6	1443585	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	960	SF	\$5.54	\$5,314							\$5,314															\$5,314	
Pacific Avenue Elementary School	Portable Classroom # 6	C3032	Portable Building 6	1443556	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	7	18	960	SF	\$3.87	\$3,720																						\$3,720	
Pacific Avenue Elementary School	Portable Classroom # 6	D3052	Portable Building 6 Exterior	1443755	Heat Pump #6, Wall-Mounted, 2.5 to 3 Ton, Replace	20	6	14	1	EA	\$4,870.80	\$4,871												\$4,871										\$4,871	
Pacific Avenue Elementary School	Portable Classroom # 6	D4019	Portable Building 6	1449030	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188																						\$3,188	
Pacific Avenue Elementary School	Portable Classroom # 6	D4031	Portable Building 6	1443495	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	1	EA	\$166.05	\$166					\$166							\$166										\$166	
Pacific Avenue Elementary School	Portable Classroom # 6	D5019	Portable Building 6	1482819	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251				\$4,251																		\$4,251	
Pacific Avenue Elementary School	Portable Classroom # 6	D5022	Portable Building 6 Exterior	1443710	Light Fixture, 150 WATT, Replace	20	7	13	1	EA	\$188.19	\$188												\$188										\$188	
Pacific Avenue Elementary School	Portable Classroom # 6	D5029	Portable Building 6	1443537	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	7	13	960	SF	\$6.64	\$6,376															\$6,376							\$6,376	
Pacific Avenue Elementary School	Portable Classroom # 6	D5037	Portable Building 6	1482817	Fire Alarm System, Standard Addressable, Install	20	9	11	960	SF	\$4.43	\$4,251										\$4,251												\$4,251	
Pacific Avenue Elementary School	Portable Classroom # 7	B2011	Portable Building 7 Exterior	1449041	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1278	SF	\$3.32	\$4,244				\$4,244																		\$4,244	
Pacific Avenue Elementary School	Portable Classroom # 7	B2011	Portable Building 7 Exterior	1449042	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	25	5	1278	SF	\$8.30	\$10,611					\$10,611																		\$10,611
Pacific Avenue Elementary School	Portable Classroom # 7	B2021	Portable Building 7 Exterior	1449039	Window, Steel 12 SF, 1-2 Stories, Replace	30	26	4	2	EA	\$1,217.70	\$2,435																							\$2,435
Pacific Avenue Elementary School	Portable Classroom # 7	B2032	Portable Building 7 Exterior	1449044	Exterior Door, Steel, Replace	40	34	6	1	EA	\$664.20	\$664						\$664																	\$664
Pacific Avenue Elementary School	Portable Classroom # 7	B3011	Portable Building 7 Roof	1449033	Roof, Modified Bituminous, Replace	20	16	4	1128	SF	\$11.07	\$12,487				\$12,487																		\$12,487	
Pacific Avenue Elementary School	Portable Classroom # 7	C3024	Portable Building 7	1449036	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	960	SF	\$5.54	\$5,314								\$5,314															\$5,314
Pacific Avenue Elementary School	Portable Classroom # 7	C3032	Portable Building 7	1449037	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	7	18	960	SF	\$3.87	\$3,720																							\$3,720
Pacific Avenue Elementary School	Portable Classroom # 7	D3052	Portable Building 7 Exterior	1443386	Heat Pump #7, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																						\$6,089
Pacific Avenue Elementary School	Portable Classroom # 7	D4019	Portable Building 7	1449032	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	960	SF	\$3.32	\$3,188																							\$3,188
Pacific Avenue Elementary School	Portable Classroom # 7	D4031	Portable Building 7	1449038	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	1	EA	\$166.05	\$166					\$166							\$166											\$166
Pacific Avenue Elementary School	Portable Classroom # 7	D5019	Portable Building 7	1482822	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251				\$4,251																			\$4,251
Pacific Avenue Elementary School	Portable Classroom # 7	D5022	Portable Building 7 Exterior	1449040	Light Fixture, 150 WATT, Replace	20	7	13	1	EA	\$188.19	\$188																							\$188
Pacific Avenue Elementary School	Portable Classroom # 7	D5029	Portable Building 7	1449034	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	7	13	960	SF	\$6.64	\$6,376															\$6,376								\$6,376
Pacific Avenue Elementary School	Portable Classroom # 7	D5037	Portable Building 7	1482820	Fire Alarm System, Standard Addressable, Install	20	9	11	960	SF	\$4.43	\$4,251										\$4,251													\$4,251
Pacific Avenue Elementary School	Portable Classrooms # 1-3	B2011	Portable Building 1-3 Exterior	1443594	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	2016	SF	\$3.32	\$6,695				\$6,695																			\$6,695
Pacific Avenue Elementary School	Portable Classrooms # 1-3	B2011	Portable Building 1-3 Exterior	1443452	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	2016	SF	\$8.30	\$16,738					\$16,738																		\$16,738
Pacific Avenue Elementary School	Portable Classrooms # 1-3	B2021	Portable Building 1-3 Exterior	1443460	Window, 24 SF, Replace	30	26	4	6	EA	\$1,881.90	\$11,291					\$11,291																		\$11,291
Pacific Avenue Elementary School	Portable Classrooms # 1-3	B2032	Portable Building 1-3 Exterior	1443570	Exterior Door, Steel, Replace	40	35	5	3	EA	\$664.20	\$1,993					\$1,993																		\$1,993
Pacific Avenue Elementary School	Portable Classrooms # 1-3	B3011	Portable Building 1-3 Roof	1443528	Roof, Metal, Replace	40	21	19	3312	SF	\$14.39	\$47,663																							\$47,663
Pacific Avenue Elementary School	Portable Classrooms # 1-3	C3024	Portable Building 1-3	1443725	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	1920	SF	\$5.54	\$10,627								\$10,627															\$10,627
Pacific Avenue Elementary School	Portable Classrooms # 1-3	C3025	Portable Building 1-3	1443743	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	960	SF	\$8.30	\$7,970						\$7,970										\$7,970							\$7,970
Pacific Avenue Elementary School	Portable Classrooms # 1-3	C3032	Portable Building 1-3	1443616	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	7	18	2880	SF																									

Appendix F: Equipment Inventory List

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443647	D2023	Water Heater	10 GAL	Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Building 4-6	Bradford White	Inaccessible	Inaccessible	2001		
2	1443735	D2023	Water Heater	110 GAL	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Janitorial office	A. O. Smith	DEN 66 110	M07M005737	2007		
3	1443475	D2023	Water Heater	30 GAL	Pacific Avenue Elementary School / Main Office Building	Main Office Building	Bradford White	U130T6FRN	KH18712966	2018		
4	1443522	D2023	Water Heater	6 GAL	Pacific Avenue Elementary School / Site Restroom 2	Site Restroom 2 Restrooms	A. O. Smith	ELJF 6 910	MG94-0035201-S06	2006		

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443760	D3042	Exhaust Fan	100 CFM	Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Building 1-3 Roof	Cook	80 PR 8 PR	138S857830-01/0020142	2005		
2	1443741	D3042	Exhaust Fan	100 CFM	Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11 Roof	Cook	120 PR 12 PR	138S867553-00/0017729	2006		
3	1443618	D3042	Exhaust Fan	100 CFM	Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11 Roof	Cook	120 PR 12 PR	138S860090-00/0000721	2006		
4	1443437	D3042	Exhaust Fan	100 CFM	Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Building 1-3 Roof	Cook	80 PR 8 PR	138S857830-01/0023615	2005		
5	1443617	D3042	Exhaust Fan	100 CFM	Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Buildings 1-3 Roof	Cook	80 PR 8 PR	138S857830-01/0020107	2005		
6	1443402	D3042	Exhaust Fan	100 CFM	Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11 Roof	Cook	120 PR 12 PR	138S867553-00/0017703	2006		
7	1443771	D3042	Exhaust Fan	100 CFM	Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Building 1-3 Roof	Cook	80 PR 8 PR	138S857830-01/0020113	2005		
8	1443510	D3042	Exhaust Fan	100 CFM	Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Buildings 1-3 Roof	Cook	80 PR 8 PR	128S857830-01/0020115	2005		
9	1443561	D3042	Exhaust Fan	125 CFM	Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Buildings 4-6 Roof	Cook	120 PR 12 PR	138S894640-02/0002308	2006		
10	1443465	D3042	Exhaust Fan	125 CFM	Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Building 4-6 Roof	Cook	120 PR 12 PR	138S857830-01/0014009	2012		
11	1443432	D3042	Exhaust Fan	125 CFM	Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Buildings 4-6 Roof	Cook	120 PR 12 PR	138S894640-02/0002304	2006		
12	1443669	D3042	Exhaust Fan	125 CFM	Pacific Avenue Elementary School / Classrooms #7-9	Classrooms Buildings 7-9 Roof	Cook	120 PR 12 PR	138S867553-00/0017712	2006		
13	1443664	D3042	Exhaust Fan	125 CFM	Pacific Avenue Elementary School / Classrooms #7-9	Classrooms Buildings 7-9 Roof	Cook	120 PR 12 PR	138S880573-00/0023210	2006		
14	1443645	D3042	Exhaust Fan	150 CFM	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Cook	120 PR 12 PR	138S860090-00/0000715	2006		
15	1443446	D3042	Exhaust Fan	150 CFM	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Cook	120 PR 12 PR	138 S857830-01/0014024	2005		
16	1443527	D3042	Exhaust Fan	150 CFM	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Cook	120 PR 12 PR	138S860090-00/0000716	2005		
17	1443558	D3042	Exhaust Fan	150 CFM	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Cook	120 PR 12 PR	138S857830-01/0014013	2005		
18	1443569	D3042	Exhaust Fan	150 CFM	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Cook	120 PR 12 PR	138S860090-00/0000709	2005		
19	1443604	D3042	Exhaust Fan	250 CFM	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Roof				1962		
20	1443424	D3042	Exhaust Fan	275 CFM	Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11 Roof	Cook	100 ACE 100ACE B	138S852516-00/0027626	2005		
21	1443431	D3042	Exhaust Fan	375 CFM	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Roof				1962		
22	1443689	D3042	Exhaust Fan	550 CFM	Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Buildings 4-6 Roof	Cook	135 ACE 135ACE B	138S866128-00/0005205	2005		
23	1443530	D3042	Exhaust Fan	900 CFM	Pacific Avenue Elementary School / Site Restroom 2	Site Restroom 2 Restrooms	Cook	100 SON 100SON-B	138S355397-00/0001304	2005		
24	1443487	D3042	Exhaust Fan [PR12]	150 CFM	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Cook	120 PR12 PR	138S857830-01/0014023	2005		
25	1443676	D3052	Heat Pump	3 TON	Pacific Avenue Elementary School / Portable Library Building	Portable Building Library Exterior	Bard	W36H2-A05VP4XXX EHW36-A05	309D1431179989-02			
26	1443722	D3052	Heat Pump	3 TON	Pacific Avenue Elementary School / Portable Library Building	Portable Building Library Exterior	Bard Manufacturing Company	Illegible	Illegible			
27	1443580	D3052	Heat Pump #1 [PB #1]	3.5 TON	Pacific Avenue Elementary School / Portable Classrooms # 1-3	Portable Building 1-3 Exterior	Bard Manufacturing Company	W42H1-A04UP4XXX EHW404-A04	332J133036569-02			
28	1443548	D3052	Heat Pump #11 [PB #11]	3.5 TON	Pacific Avenue Elementary School / Portable Classroom # 11	Portable Building 11 Exterior	Bard Manufacturing Company	WH421-A10VX4XXX EHW42-A10	126F011629258-02	2011		
29	1443419	D3052	Heat Pump #12	3.5 TON	Pacific Avenue Elementary School / Portable Classroom # 12	Portable Buildings 12 Exterior	Bard Manufacturing Company	WH421-A10UX4XXX EHW42-A10	126FO11629291-02	2011		
30	1443502	D3052	Heat Pump #2 [PB #2]	3.5 TON	Pacific Avenue Elementary School / Portable Classrooms # 1-3	Portable Building 1-3	Bard Manufacturing Company	W42H1-A05UP4XXX EHW42-A05	332K092649348-02	2012		
31	1443408	D3052	Heat Pump #3 [PB #3]	4 TON	Pacific Avenue Elementary School / Portable Classrooms # 1-3	Portable Building 1-3 Exterior	Bard Manufacturing Company	WH483-A04UP4XXX EHW404-A04	236F072347754-02	2007		
32	1443593	D3052	Heat Pump #4 [PB #4]	3.5 Ton	Pacific Avenue Elementary School / Portable Classroom # 4	Portable Buildings 4 Exterior	Eubank	HW42C600B1F01A	00C-P10086	2000		
33	1443742	D3052	Heat Pump #5 [PB #5]	3 TON	Pacific Avenue Elementary School / Portable Classroom # 5	Portable Buildings 5 Exterior	Bard Manufacturing Company	WH361-A05XX4XXX EHW4-A05	125K052071540-02			
34	1443755	D3052	Heat Pump #6 [PB#6]	3 TON	Pacific Avenue Elementary School / Portable Classroom # 6	Portable Building 6 Exterior	Bard	W36H1-A05VP4XXX EHW36-A05	309B132990736-02	2013		
35	1443386	D3052	Heat Pump #7 [PB #7]	3 TON	Pacific Avenue Elementary School / Portable Classroom # 7	Portable Building 7 Exterior	Bard Manufacturing Company	36WH2	58C83300649			
36	1443716	D3052	Packaged Unit (RTU)	4 TON	Pacific Avenue Elementary School / Main Office Building	Main Office Roof	Trane	4WCZ6048B3000AA	151410887L	2015		
37	1443641	D3052	Packaged Unit (RTU)	5 TON	Pacific Avenue Elementary School / Classrooms #7-9	Classrooms Building 7-9 Restrooms	Trane	YCP060F3M0AC	4505LY2H			
38	1443708	D3052	Packaged Unit (RTU)	5 TON	Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Building 4-6 Roof	Trane	YCP060F3M0AC	5114JKP2H			
39	1443623	D3052	Packaged Unit (RTU) [KITCHEN]	3 TON	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Roof	Trane	4YCV6036A1075BA	11455GYD9H	2012		
40	1443571	D3052	Packaged Unit (RTU) [LIBRARY]	5 TON	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Roof	Trane	4YCV6060A4120BA	115210805L	2012		
41	1443492	D3052	Packaged Unit (RTU) [LOUNGE]	5 TON	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Roof	Trane	4YCV6060A4120BA	115210815L	2012		
42	1443517	D3052	Packaged Unit (RTU) [MPR-N]	5 TON	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Roof	Trane	4YCV6060A4120BA	115210795L	2012		
43	1443637	D3052	Packaged Unit (RTU) [MPR-S]	5 TON	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Roof	Trane	4YCV6060A4120BA	115210825L	2012		
44	1443490	D3052	Packaged Unit (RTU) [ROOM #13]	4 TON	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Trane	YCP048F3H0AC	54040R72H			
45	1443726	D3052	Packaged Unit (RTU) [Room #4]	5 TON	Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Building 4-6 Roof	Trane	YCP060F3M0AC	53940092H			
46	1443711	D3052	Packaged Unit (RTU) [Room #5]	5 TON	Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Building 4-6 Roof	Trane	YCP060F3M0AC	5402KKL2H			
47	1443599	D3052	Packaged Unit (RTU) [Room #9]	5 TON	Pacific Avenue Elementary School / Classrooms #7-9	Classrooms Building 7-9 Roof	Trane	Y P060F3M0AC	4505JEF2H			
48	1443761	D3052	Packaged Unit (RTU) [SPEECH RM]	2.5 TON	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Roof	Trane	4YCY4030A1075AB	11494J0S9H	2011		
49	1443600	D3052	Packaged Unit (RTU) [STAGE]	4 TON	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Roof	Trane	4YCV6048A4096CA	11293JHN9H	2012		
50	1443705	D3052	Packaged Unit (RTU) #10 [Room #10]	5 TON	Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11 Roof	Trane	YCP060F3M0AC	53341CX2H	2005		
51	1443759	D3052	Packaged Unit (RTU) #11 [Room #11]	5 TON	Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11 Roof	Trane	4YCY4060A3120BA	132110342L	2013		
52	1443628	D3052	Packaged Unit (RTU) #13 [ROOM #13]	4 TON	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Trane	YCP048F3H0AC	5413XD32H			

53	1443483	D3052	Packaged Unit (RTU) #14 [ROOM #14]	3 TON	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Trane	WCC036F300BD	N125NG91H	
54	1443644	D3052	Packaged Unit (RTU) #15 [ROOM #15]	3 TON	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Trane	WCC036F300BF	3373KXW1H	
55	1443501	D3052	Packaged Unit (RTU) #16 [ROOM #16]	4 TON	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Trane	YCP048F3H0AC	54133NU2H	
56	1443709	D3052	Packaged Unit (RTU) #17 [ROOM #17]	3 TON	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17 Roof	Trane	WCC036F300BD	N494NDU1H	
57	1443727	D3052	Packaged Unit (RTU) #2 [Room #2]	4 TON	Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Building 1-3 Roof	Trane	4YCC3048A3075BA	162612171L	2016
58	1443568	D3052	Packaged Unit (RTU) #3 [Room #3]	5 TON	Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Building 1-3 Roof	Trane	YCP060F3M0AC	5123NU72H	
59	1443399	D3052	Packaged Unit (RTU) #7 [Room #7]	5 TON	Pacific Avenue Elementary School / Classrooms #7-9	Classrooms Building 7-9 Roof	Trane	YCP060F3M0AC	50481262M	
60	1443692	D3052	Packaged Unit (RTU)#1 [Room #1]	4 TON	Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Building 1-3 Roof	Trane	4YCC3048A3075AB	10254K9E9H	2010
61	1443422	D3094	Air Curtain	1000 CFM	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Exterior	Mars Air Systems	48CH	883PE48CH-L	
62	1443630	D3094	Air Curtain	1000 CFM	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Exterior	Mars Air Systems	48CH		
63	1443603	D3094	Air Curtain	1000 CFM	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Exterior	Mars Air Systems	48CH		
64	1443626	D3094	Air Curtain	1000 CFM	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Exterior	Mars Air Systems	48CH		
65	1443733	D3094	Air Curtain	1000 CFM	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Exterior	Mars Air Systems	48CH		

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443394	D4011	Backflow Preventer	INCH	Pacific Avenue Elementary School / Site	Site						
2	1448218	D4019	Fire Riser		Pacific Avenue Elementary School / Main Office Building	Main Office Building						
3	1443739	D4019	Fire Riser		Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11				2005		
4	1443750	D4019	Fire Riser		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building	Inaccessible	Inaccessible	Inaccessible	2012		
5	1449007	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Portable Classroom # 12	Portable Building 12				2012		
6	1443752	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11				2015		2
7	1443562	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Portable Classroom # 4	Portable Building 4				2012		
8	1443495	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Portable Classroom # 6	Portable Building 6				2012		
9	1443643	D4031	Fire Extinguisher		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building				2015		3
10	1443541	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Portable Classroom # 11	Portable Building 11				2012		
11	1443498	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17				2015		6
12	1449038	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Portable Classroom # 7	Portable Building 7				2012		
13	1443560	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Main Office Building	Main Office Building				2015		2
14	1449017	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Portable Classroom # 5	Portable Building 4				2012		
15	1443753	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Building 1-3				2015		3
16	1443745	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Classrooms #7-9	Classrooms Building 7-9				2015		3
17	1443697	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Portable Library Building	Portable Building Library				2012		2
18	1443468	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Building 4-6				2015		3
19	1443611	D4031	Fire Extinguisher		Pacific Avenue Elementary School / Portable Classrooms # 1-3	Portable Building 1-3				2012		3
20	1443536	D4031	Fire Extinguisher		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Kitchen				2015		

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443441	D5012	Building/Main Switchboard		Pacific Avenue Elementary School / Site	Site	Square D	SSB-224-NPR	3			
2	1443430	D5012	Building/Main Switchboard	600 AMP	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Electrical room	Square D	49-94081-01	QIS			
3	1443565	D5012	Building/Main Switchboard	800 AMP	Pacific Avenue Elementary School / Site	Site Electrical room	Bulldog	G01E-113	UCM-428-3	1962		
4	1443687	D5012	Building/Main Switchboard [MCC BORAD]	400 AMP	Pacific Avenue Elementary School / Site	Site	Westinghouse	VI-7004926	RI-29107	1970		
5	1443754	D5012	Main Distribution Panel-200 AMP	200 AMP	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Electrical room	Square D	94081-02	E1	2012		
6	1443450	D5012	Secondary Transformer	45 kVA	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Electrical Room	Square D	45T3H	33749-17212-030	2014		
7	1443685	D5022	Light Fixture	100 WATT	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Exterior				2012		3
8	1443398	D5022	Light Fixture	100 WATT	Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Building 12-17 Exterior				2012		13
9	1443724	D5022	Light Fixture	100 WATT	Pacific Avenue Elementary School / Site	Site				2012		10
10	1443612	D5022	Light Fixture	100 WATT	Pacific Avenue Elementary School / Main Office Building	Main Office Building Exterior				2012		2
11	1443710	D5022	Light Fixture	150 WATT	Pacific Avenue Elementary School / Portable Classroom # 6	Portable Building 6 Exterior				2012		
12	1443573	D5022	Light Fixture	150 WATT	Pacific Avenue Elementary School / Portable Classroom # 4	Portable Buildings 4 Exterior				2012		
13	1443539	D5022	Light Fixture	150 WATT	Pacific Avenue Elementary School / Portable Classroom # 11	Portable Building 11 Exterior				2012		
14	1443736	D5022	Light Fixture	150 WATT	Pacific Avenue Elementary School / Portable Classrooms # 1-3	Portable Building 1-3 Exterior				2012		3
15	1443767	D5022	Light Fixture	150 WATT	Pacific Avenue Elementary School / Site Restroom	Site Restrooms Exterior				2012		4
16	1449024	D5022	Light Fixture	150 WATT	Pacific Avenue Elementary School / Portable Classroom # 5	Portable Buildings 5 Exterior				2012		
17	1449040	D5022	Light Fixture	150 WATT	Pacific Avenue Elementary School / Portable Classroom # 7	Portable Building 7 Exterior				2012		
18	1443531	D5022	Light Fixture	150 WATT	Pacific Avenue Elementary School / Portable Library Building	Portable Building Library Exterior				2012		3
19	1449011	D5022	Light Fixture	150 WATT	Pacific Avenue Elementary School / Portable Classroom # 12	Portable Building 12 Exterior				2012		
20	1443652	D5022	Light Fixture	250 WATT	Pacific Avenue Elementary School / Site	Site				2012		2
21	1443712	D5022	Light Fixture	250 WATT	Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11 Exterior				2012		8
22	1443451	D5022	Light Fixture	250 WATT	Pacific Avenue Elementary School / Classrooms #7-9	Classrooms Building 7-9 Exterior				2012		3
23	1443642	D5022	Light Fixture	250 WATT	Pacific Avenue Elementary School / Classrooms #1-3	Classrooms Building 1-3				2012		4
24	1443429	D5022	Light Fixture	250 WATT	Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Exterior				2012		2
25	1443714	D5022	Light Fixture	250 WATT	Pacific Avenue Elementary School / Classrooms #4-6	Classrooms Building 4-6				2012		4

26	1443567	D5022	Light Fixture	50 WATT	Pacific Avenue Elementary School / Site	Site					2012	6
27	1443620	D5037	Annunciator Alarm Panel		Pacific Avenue Elementary School / Main Office Building	Main Office Building					2012	
28	1443457	D5037	Fire Alarm Control Panel		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building Electrical room	Honeywell	5820XL			2010	
29	1443411	D5092	Emergency Light		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building					2012	2
30	1443595	D5092	Exit Sign Light Fixture		Pacific Avenue Elementary School / Classrooms #10-11	Classrooms Building 10-11					2010	4
31	1443588	D5092	Exit Sign Light Fixture		Pacific Avenue Elementary School / Classrooms #12-17	Classrooms Buildings 12-17					2015	6
32	1443661	D5092	Exit Sign Light Fixture		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose building					2010	4

E10 EQUIPMENT

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443720	E1028	Defibrillator (AED)		Pacific Avenue Elementary School / Main Office Building	Main Office Building				2012		
2	1443574	E1093	Commercial		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Kitchen				2005		
3	1443738	E1093	Commercial Convection Oven, Double		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Kitchen				2009		
4	1443624	E1093	Commercial Dairy Cooler/Wells		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Kitchen	Beverage-Air Corporation	SM58N	HFC-134A	1962		
5	1443496	E1093	Commercial Food Warmer		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Kitchen	Cres Cor	H137SUA12DSD	CBE-J340943-2	2009		
6	1443591	E1093	Commercial Freezer, 2-Door Reach-In		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Kitchen	True Manufacturing Co	T-49F	8754667	2017		
7	1443751	E1093	Commercial Garbage Disposal, 1 to 3 HP		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Kitchen	InSinkErator	SS100-28	05019015742	2005		
8	1443596	E1093	Commercial Refrigerator, 2-Door Reach-In		Pacific Avenue Elementary School / MPR/ Kitchen Building	Multipurpose Building Kitchen	True Manufacturing Co	TM-52	1-3376080	2009		