



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC ARCHITECTS
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Andrew Thompson



PREPARED BY:

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EMG PROJECT #:

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DATE OF REPORT:

October 30, 2019

ON SITE DATE:

September 25, 2019

PEDLEY ELEMENTARY SCHOOL
5871 Hudson Street
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	5871 Hudson St, Riverside, Jurupa Valley California 92509
Site Developed	1958
Property Type	Elementary School
Current Occupants	Jurupa Unified School District
Building Area	41,996 SF
Number of Buildings	26
Date(s) of Visit	September 25, 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	Mouaz Alrayes
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	Administration	1958	1,500
2	MPR/Kitchen	1958	4,000
3	Classrooms 1-4	1958	5,500
4	Classrooms 5-8	1958	5,500
5	Classrooms 9-10	1958	2,000

Building Summary			
Building	Use	Constructed	Area (SF)
6	Classrooms 11-14	1958	4,000
7	Classrooms 15-16	1958	3,500
8	Portable Classrooms 17-18	UNK	1,800
9	Portable Staff Lounge	UNK	900
10	Portable Classrooms 19-24	UNK	4,000
11	Portable Classrooms 25-30	UNK	5,400
12	Portable Restroom	UNK	450
13	Portable Classrooms B-1 – B-6	UNK	5,600
TOTAL			44,150

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.

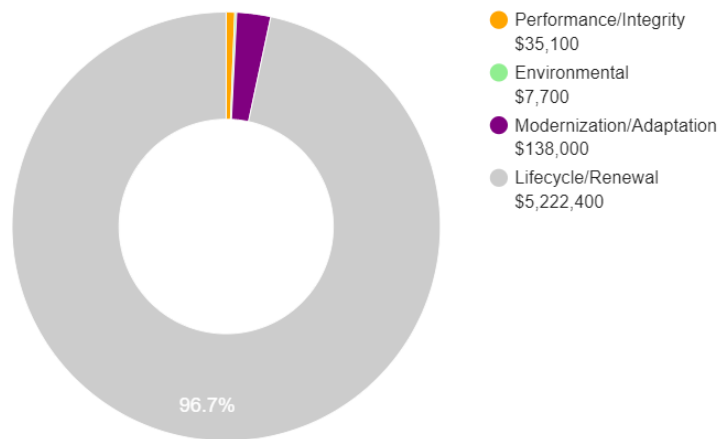
Plan Types

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: \$5,403,200

Campus Findings and Deficiencies

Historical Summary

The single-story elementary school was originally constructed in 1958. The portable classrooms were constructed at different dates. The school underwent renovations in 1997, 2005 and 2009. All buildings are currently occupied by the Jurupa Unified School District.

Architectural

The permanent buildings of the elementary school are conventional wood frame structures on concrete slabs. The exterior façade mostly consists of painted stucco walls with single pane steel framed windows. Portable classrooms consist of both wood and steel framed construction with wood and aluminum single-paned windows. Roofing is flat or slightly sloped pitched roof with sheet metal or modified bituminous finishes.

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)

Heating and cooling for the main buildings are provided by rooftop packaged units that were mostly installed in 2006. Rooftop exhaust fans are located on the roof of the main buildings. Portable classrooms are heated and cooled by wall mounted heat pumps.

A significant portion of the sanitary and domestic piping through the buildings is expected to be original to construction and is anticipated for lifecycle replacement. The client reported that the main domestic water pipes are galvanized.

A significant portion of the electrical infrastructure is expected to be original to construction and is anticipated for lifecycle replacement. The interior lighting consists primarily of LED light bulbs. The building mounted exterior lights have been also upgraded to LED.

The elementary school is protected by an addressable hard-wired fire alarm system. The buildings are protected by a fire alarm system, which consists of a combination of older and more modern life safety devices. The fire alarm control panel in the administration office appears to have been upgraded since 2009. Fire extinguishers were observed within the classroom and other spaces.

Site

The site primarily consists of paved parking areas, drive aisles, walkways, sports fields, playgrounds, and landscaped areas. Chain link and metal tube fencing are located throughout the site. Areas of ponding and damaged landscaping were observed throughout the site, which are reported to be related to hard soil.

Recommended Additional Studies

Stormwater drainage throughout the site is reported to be inadequate. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

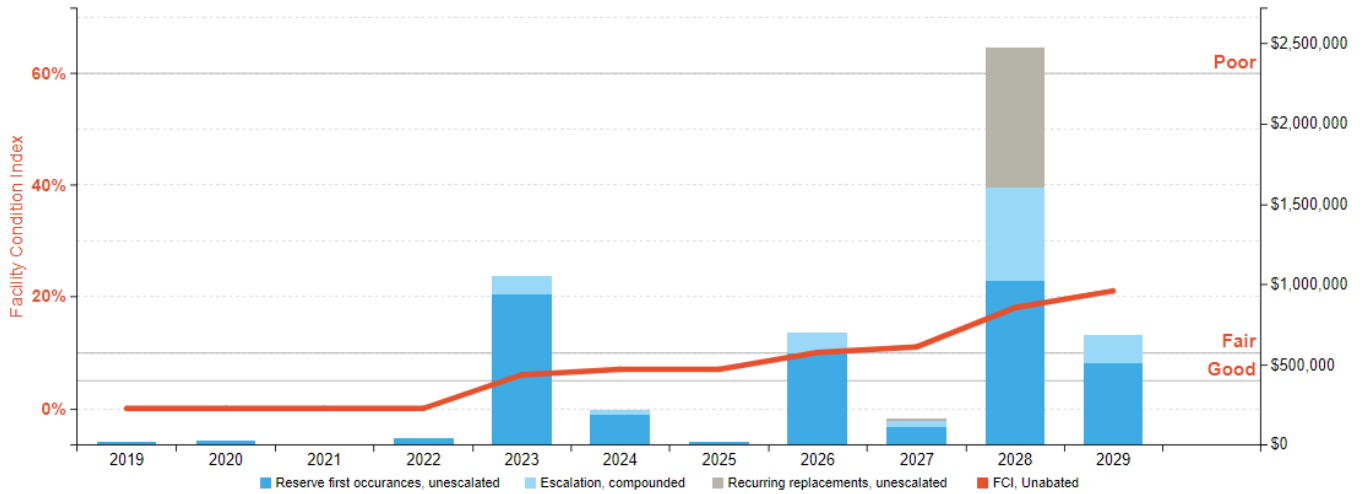
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Pedley Elementary School / Classrooms Building 1-4	\$450	5,500	\$2,475,000	0.0%	0.0%	0.0%	8.6%
Pedley Elementary School / Classrooms Building 11-14	\$450	4,000	\$1,800,000	0.0%	0.0%	0.2%	7.0%
Pedley Elementary School / Classrooms Building 15-16	\$450	3,500	\$1,575,000	0.0%	0.0%	0.3%	5.6%
Pedley Elementary School / Classrooms Building 5-8	\$450	5,500	\$2,475,000	0.0%	0.0%	0.0%	4.9%
Pedley Elementary School / Classrooms Building 9-10	\$450	2,000	\$900,000	0.0%	0.0%	0.5%	8.3%
Pedley Elementary School / MPR Building	\$450	4,000	\$1,800,000	0.0%	0.0%	4.3%	14.9%
Pedley Elementary School / Office Building	\$450	1,500	\$675,000	0.0%	4.1%	4.1%	9.3%
Pedley Elementary School / Portable - Classrooms 17	\$175	900	\$157,500	0.0%	0.0%	0.0%	9.8%
Pedley Elementary School / Portable - Classrooms 18	\$175	900	\$157,500	0.0%	0.0%	0.0%	9.7%
Pedley Elementary School / Portable - Classrooms 19-20	\$175	1,333	\$233,275	0.0%	0.0%	0.2%	14.3%
Pedley Elementary School / Portable - Classrooms 21-22	\$175	1,334	\$233,450	0.0%	0.0%	0.3%	14.4%
Pedley Elementary School / Portable - Classrooms 23-24	\$175	1,333	\$233,275	0.0%	0.0%	0.0%	18.1%
Pedley Elementary School / Portable - Classrooms 25	\$175	900	\$157,500	0.0%	0.0%	0.2%	9.6%
Pedley Elementary School / Portable - Classrooms 26	\$175	900	\$157,500	0.0%	0.0%	0.0%	9.7%
Pedley Elementary School / Portable - Classrooms 27	\$175	900	\$157,500	0.0%	0.0%	0.0%	9.7%
Pedley Elementary School / Portable - Classrooms 28	\$175	900	\$157,500	0.0%	0.0%	0.2%	9.6%
Pedley Elementary School / Portable - Classrooms 29	\$175	900	\$157,500	0.0%	0.0%	0.2%	9.6%
Pedley Elementary School / Portable - Classrooms 30	\$175	900	\$157,500	0.0%	0.0%	0.2%	9.6%
Pedley Elementary School / Portable - Classrooms B-1	\$175	933	\$163,275	0.0%	0.0%	0.2%	9.3%
Pedley Elementary School / Portable - Classrooms B-2	\$175	933	\$163,275	0.0%	0.0%	0.2%	9.3%
Pedley Elementary School / Portable - Classrooms B-3	\$175	934	\$163,450	0.0%	0.0%	0.2%	9.3%
Pedley Elementary School / Portable - Classrooms B-4	\$175	933	\$163,275	0.0%	0.0%	0.2%	9.3%
Pedley Elementary School / Portable - Classrooms B-5	\$175	933	\$163,275	0.0%	0.0%	0.2%	9.3%
Pedley Elementary School / Portable - Classrooms B-6	\$175	934	\$163,450	0.0%	0.0%	0.2%	9.3%
Pedley Elementary School / Portable - Staff Lounge	\$175	900	\$157,500	0.0%	0.0%	0.2%	5.1%
Pedley Elementary School / Restroom Building	\$175	450	\$78,750	0.0%	0.0%	0.0%	12.2%
Pedley Elementary School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Pedley Elementary School

Replacement Value: \$ 19,867,500; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Pedley Elementary School	1	\$7,749
Total	1	\$7,749

Pedley Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1448583	Pedley Elementary School / Site	Site	P000X	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	NA	Environmental	\$7,749
Total (1 items)							\$7,749

Key Findings



Roof in Poor condition.

Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen)
Office Building Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,600

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Poor condition. - AssetCALC ID: 1444243

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

Civil, Site/Storm Drainage
Site

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

Priority Score: **73.0**

Plan Type: Environmental

Cost Estimate: \$7,700

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A study is needed to address issues related to storm water runoff. - AssetCALC ID: 1448583

Sprinkler System

Full Retrofit, Medium Density/Complexity
Classrooms Building 1-4

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$30,400

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- AssetCALC ID: 1503651

Sprinkler System

Full Retrofit, Medium Density/Complexity
MPR Building

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$22,100

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- AssetCALC ID: 1503647

Sprinkler System

Full Retrofit, Medium Density/Complexity
Office Building

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$8,300

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- AssetCALC ID: 1503646

Sprinkler System

Full Retrofit, Medium Density/Complexity
Classrooms Building 11-14

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$22,100

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- AssetCALC ID: 1503652

Sprinkler System

Full Retrofit, Medium Density/Complexity
Classrooms Building 9-10

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$8,300

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- AssetCALC ID: 1503648

Sprinkler System

Full Retrofit, Medium Density/Complexity
Classrooms Building 15-16

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$19,400

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- AssetCALC ID: 1503650

Sprinkler System

Full Retrofit, Medium Density/Complexity
Classrooms Building 5-8

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$8,300

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- AssetCALC ID: 1503649

2. Administration Building



Administration Building: Systems Summary

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	1958	
Building Size	1,500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with sprayed polyurethane foam finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, vinyl wall covering Floors: Carpet, VCT, ceramic tiles Ceilings: ACT and Painted gypsum board	Fair
Elevators	None	--
Plumbing	Galvanized and copper supply and cast-iron waste & venting Under sink electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual package units	Fair

Administration Building: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Deteriorated sprayed polyurethane foam roof 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	-	-	-	\$6,100	\$18,900	\$25,100
Roofing	-	\$27,400	-	-	-	\$27,400
Interiors	-	-	-	\$11,200	\$96,400	\$107,600
Plumbing	-	-	-	-	\$8,100	\$8,100
Fire Suppression	-	-	\$9,600	-	-	\$9,600
HVAC	-	-	-	-	\$19,500	\$19,500
Electrical	-	-	-	-	\$51,900	\$51,900
Fire Alarm & Comm	-	-	-	\$5,400	\$15,200	\$20,600
TOTALS	-	\$27,400	\$9,600	\$22,700	\$210,000	\$269,800

3. MPR Building



MPR Building: Systems Summary

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	1958	
Building Size	4,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with sprayed polyurethane foam finish	Fair
Interiors	Walls: FPR panels and Hard tiles Floors: Carpet, VCT, wood and Ceramic tiles Ceilings: Hard tiles and Painted gypsum board	Fair
Elevators	None	--
Plumbing	Galvanized and copper supply and cast-iron waste & venting Gas water heater Toilets and sinks in restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems & Air curtains	Fair

MPR Building: Systems Summary		
Fire Suppression	Hydrants, fire extinguishers, Kitchen fire suppression system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	\$26,800	\$26,800
Facade	-	-	-	\$40,900	\$17,000	\$57,900
Roofing	-	-	\$56,100	-	-	\$56,100
Interiors	-	-	-	\$9,400	\$92,300	\$101,700
Elevators	-	-	-	-	\$33,700	\$33,700
Plumbing	-	-	\$1,800	\$1,900	\$47,700	\$51,300
Fire Suppression	-	-	\$25,700	\$3,000	-	\$28,600
HVAC	-	\$800	\$4,200	\$55,800	\$21,600	\$82,500
Electrical	-	-	-	-	\$45,200	\$45,200
Fire Alarm & Comm	-	-	-	-	\$27,600	\$27,600
Equipment/Special	-	\$8,100	\$30,400	\$20,900	\$57,300	\$116,700
TOTALS	-	\$8,900	\$118,200	\$131,900	\$369,200	\$628,100

4. Classrooms 1-4



Classrooms 1-4: Systems Summary

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	1958	
Building Size	5,500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with steel windows and wood/fiber cement siding	Fair
Roof	Primary: Flat construction with sprayed polyurethane foam finish	Fair
Interiors	Walls: Painted gypsum board, laminated panels, ceramic tiles Floors: Carpet, ceramic tiles Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Galvanized and copper supply and cast-iron waste & venting No water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual package units	Fair

Classrooms 1-4: Systems Summary

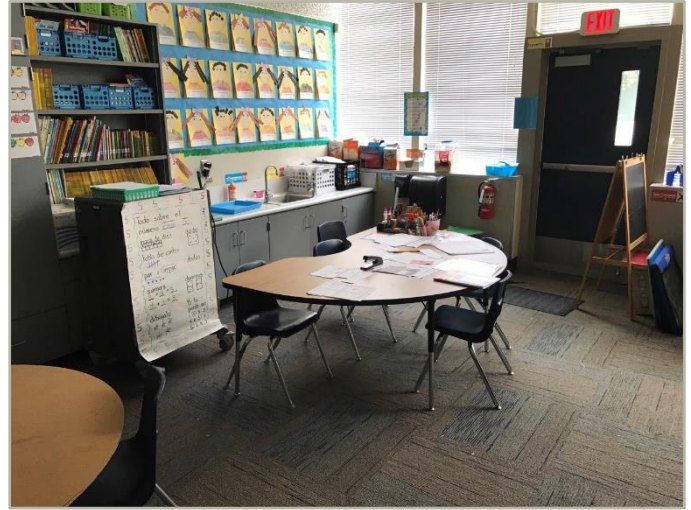
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$14,300	\$94,600	\$108,900
Roofing	-	-	-	\$84,100	\$4,100	\$88,200
Interiors	-	-	-	\$16,600	\$210,400	\$227,000
Plumbing	-	-	-	\$2,000	\$65,100	\$67,100
Fire Suppression	-	-	\$35,300	-	-	\$35,300
HVAC	-	-	-	\$13,400	\$39,000	\$52,400
Electrical	-	-	\$51,300	-	\$72,600	\$123,900
Fire Alarm & Comm	-	-	-	-	\$25,300	\$25,300
TOTALS	-	-	\$86,600	\$130,400	\$511,100	\$728,100

5. Classrooms 5-8



Classrooms 5-8: Systems Summary

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	1958	
Building Size	5,500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with steel windows and wood/fiber cement siding	Fair
Roof	Primary: Flat construction with sprayed polyurethane foam finish	Fair
Interiors	Walls: Painted gypsum board, vinyl covered, ceramic tiles Floors: Carpet, ceramic tiles Ceilings: ACT – Hard ceiling tile	Fair
Elevators	None	--
Plumbing	Galvanized and copper supply and cast-iron waste & venting No water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual package units Exhaust fans	Fair

Classrooms 5-8: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$14,300	\$135,800	\$150,100
Roofing	-	-	-	\$81,800	-	\$81,800
Interiors	-	-	-	\$115,000	\$85,800	\$200,900
Plumbing	-	-	-	\$6,000	\$19,000	\$25,000
Fire Suppression	-	-	\$9,600	-	-	\$9,600
HVAC	-	-	-	\$57,100	-	\$57,100
Electrical	-	-	-	-	\$192,000	\$192,000
Fire Alarm & Comm	-	-	-	\$32,700	-	\$32,700
Site Development	-	-	-	-	\$74,200	\$74,200
TOTALS	-	-	\$9,600	\$306,900	\$506,800	\$823,400

6. Classrooms 9-10



Classrooms 9-10: Systems Summary

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	1958	
Building Size	2,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with sprayed polyurethane foam finish	Fair
Interiors	Walls: Hard tiles Floors: Carpet Ceilings: Hard ceiling tile	Fair
Elevators	None	--
Plumbing	Galvanized and copper supply and cast-iron waste & venting No water heater	Fair
HVAC	Individual package units Exhaust fans	Fair

Classrooms 9-10: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
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	-	-	-	\$8,200	\$38,500	\$46,700
Roofing	-	-	-	-	\$47,300	\$47,300
Interiors	-	-	-	\$19,400	\$82,100	\$101,500
Plumbing	-	\$4,400	-	-	\$25,600	\$30,000
Fire Suppression	-	-	\$9,600	-	-	\$9,600
HVAC	-	-	-	\$33,500	-	\$33,500
Electrical	-	-	-	-	\$80,700	\$80,700
Fire Alarm & Comm	-	-	-	\$11,900	-	\$11,900
TOTALS	-	\$4,400	\$9,600	\$73,000	\$274,200	\$361,200

7. Classrooms 11-14



Classrooms 11-14: Systems Summary

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	1958	
Building Size	4000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with Aluminum windows	Fair
Roof	Primary: Flat construction with sprayed polyurethane foam finish	Fair
Interiors	Walls: Hard (ACT) tiles, ceramic tiles Floors: Carpet, VCT, ceramic tiles Ceilings: ACT- Hard ceiling tiles	Fair
Elevators	None	--
Plumbing	Galvanized and copper supply and cast-iron waste & venting No water heater Toilets, urinals and sinks in all restrooms	Fair
HVAC	Individual package units Exhaust fans	Fair

Classrooms 11-14: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$14,300	\$67,800	\$82,100
Roofing	-	-	-	\$93,100	-	\$93,100
Interiors	-	-	-	\$84,100	\$62,000	\$146,100
Plumbing	-	\$4,400	-	\$5,200	\$79,000	\$88,600
Fire Suppression	-	-	\$25,700	-	-	\$25,700
HVAC	-	-	-	\$68,800	-	\$68,800
Electrical	-	-	-	-	\$207,300	\$207,300
Fire Alarm & Comm	-	-	-	\$35,700	-	\$35,700
TOTALS	-	\$4,400	\$25,700	\$301,200	\$416,100	\$747,400

8. Classrooms 15-16



Classrooms 15-16: Systems Summary

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	1958	
Building Size	3,500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with steel windows	Fair
Roof	Primary: Flat construction with sprayed polyurethane foam finish	Fair
Interiors	Walls: Ceramic tile, hard acoustical tiles Floors: Carpet, VCT Ceilings: Hard Tiles	Fair
Elevators	None	--
Plumbing	Galvanized and copper supply and cast-iron waste & venting No water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual package units Exhaust fans	Fair

Classrooms 15-16: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this 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	-	-	-	\$12,300	\$106,800	\$119,100
Roofing	-	-	-	-	\$81,300	\$81,300
Interiors	-	-	-	\$14,700	\$47,700	\$62,400
Plumbing	-	\$4,400	-	-	\$64,500	\$68,800
Fire Suppression	-	-	\$22,500	-	-	\$22,500
HVAC	-	-	-	\$35,300	-	\$35,300
Electrical	-	-	-	-	\$175,300	\$175,300
Fire Alarm & Comm	-	-	-	\$44,600	-	\$44,600
TOTALS	-	\$4,400	\$22,500	\$106,900	\$475,600	\$609,300

9. Portable Classrooms 17-18 & Staff Lounge



Portable Classrooms 17-18 & Staff Lounge: Systems Summary

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	UNK	
Building Size	2,700 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood frame construction on raised foundation	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary (17-18 Classrooms): Flat construction with modified bituminous finish Primary (Staff Lounge): Flat construction with metal finish	Fair
Interiors	Walls: FRP panels Floors: Carpet, vinyl sheet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Classrooms 17-18: No plumbing in building Staff Lounge: copper supply and cast-iron waste & venting Under sink electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Wall mounted heat pumps for each portable building	Fair

Portable Classrooms 17-18 & Staff Lounge: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs	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

Not available

10. Portable Classrooms 19-24



Portable Classrooms 19-24

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	UNK	
Building Size	4,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood frame construction on raised foundation	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: FRP Panels Floors: Carpet	Fair
Elevators	None	--
Plumbing	No plumbing in buildings	--
HVAC	Wall mounted heat pumps for each portable building	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

Portable Classrooms 19-24

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	None	Fair
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

Not available

11. Portable Classrooms 25-30



Portable Classrooms 25-30

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	UNK	
Building Size	5,400 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood frame construction on raised foundation	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: FRP Panels Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	No plumbing in buildings	--
HVAC	Wall mounted heat pumps for each portable building	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

Portable Classrooms 25-30

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs	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

Not available

12. Portable Classrooms B-1 – B-6



Portable Classrooms B-1-B-6

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	UNK	
Building Size	5,400 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood frame construction on raised foundation	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary (Classrooms B-2 to B5): Flat construction with metal finish Primary (Classrooms B-1 & B6): Flat construction with modified bituminous finish	Fair
Interiors	Walls: FRP Panels Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	No plumbing in buildings	--
HVAC	Wall mounted heat pumps for each portable building	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

Portable Classrooms B-1-B-6

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and exit signs	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

Not available

13. Restrooms Building



Restrooms Building

Address	5871 Hudson Street, Riverside, California 92509	
Constructed/Renovated	UNK	
Building Size	450 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood frame construction on raised foundation	Good
Façade	Wood siding	Fair
Roof	Primary: Flat construction with metal finishes	Fair
Interiors	Walls: FRP Panels Floors: Vinyl sheet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No water heater Toilets and sinks in all restrooms	Fair
HVAC	Split System unit	Fair
Fire Suppression	Fire extinguishers	Fair

Restrooms Building		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	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	-	-	-	\$6,100	\$8,200	\$14,400
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$5,100	\$7,000	\$12,100
Plumbing	-	-	-	-	-	-
HVAC	-	-	-	\$3,000	-	\$3,000
TOTALS	-	-	-	\$14,200	\$15,200	\$29,500

14. Site Summary



Site Information		
Lot Size	18.5 acres (estimated)	
Parking Spaces	64 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots and concrete sidewalks, curbs and ramps	Fair
Site Development	Building-mounted signage, chain link and wrought iron fencing, CMU dumpster enclosures Playgrounds and sports courts Limited park benches	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
Key Issues and Findings	stormwater drainage and runoff erosion and ponding issues.	

See Appendix D for the Component Condition Table.

15. ADA Accessibility

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

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

However, this does not:

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

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

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

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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

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

Administration 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"/>
Elevators	NA	NA	NA
Kitchens/Kitchenettes	NA	NA	NA

MPR 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"/>
Elevators	NA	NA	NA
Kitchens/Kitchenettes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Classrooms 1-4: 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"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevators	NA	NA	NA
Kitchens/Kitchenettes	NA	NA	NA

Classrooms 5-8: 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"/>
Elevators	NA	NA	NA

Classrooms 5-8: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Kitchens/Kitchenettes	NA	NA	NA

Classrooms 9-10: 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"/>
Elevators	NA	NA	NA
Kitchens/Kitchenettes	NA	NA	NA

Classrooms 11-14: 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"/>
Elevators	NA	NA	NA
Kitchens/Kitchenettes	NA	NA	NA

Classrooms 15-16: 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"/>
Elevators	NA	NA	NA
Kitchens/Kitchenettes	NA	NA	NA

Classrooms 17-18: Accessibility Issues

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

Classrooms 19-24: Accessibility Issues

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

Classrooms 25-30: Accessibility Issues

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

Classrooms B1-B6: 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	NA	NA	NA
Elevators	NA	NA	NA

Classrooms B1-B6: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Kitchens/Kitchenettes	NA	NA	NA

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 checked="" type="checkbox"/>	<input 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

16. Purpose and Scope

Purpose

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

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

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

Condition Ratings

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

Scope

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

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

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

17. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

18. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Pedley Elementary School, 5871 Hudson Street, Riverside, 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: Mouaz Alrayes,
Project Manager

Reviewed by:



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Technical Report Reviewer for
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19. Appendices

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

Appendix A: Photographic Record



#1	ADMINISTRATION BUILDING EXTERIOR
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#2	CLASSROOMS BUILDING EXTERIOR
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#3	CLASSROOMS BUILDING EXTERIOR
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#4	CLASSROOMS BUILDING EXTERIOR
----	------------------------------



#5	PORTABLE CLASSROOM EXTERIOR
----	-----------------------------



#6	PORTABLE CLASSROOM EXTERIOR
----	-----------------------------



#7	PORTABLE CLASSROOM EXTERIOR
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#8	PORTABLE CLASSROOM EXTERIOR
----	-----------------------------



#9	PORTABLE CLASSROOM EXTERIOR
----	-----------------------------



#10	RESTROOM BUILDING EXTERIOR
-----	----------------------------



#11	SCHOOL INNER COURT
-----	--------------------



#12	SITE TRASH
-----	------------



#13	SITE
-----	------



#14	SITE
-----	------



#15	PARKING LOTS
-----	--------------



#16	PARKING LOTS
-----	--------------



#17	PLAY STRUCTURE
-----	----------------



#18	PLAY STRUCTURE
-----	----------------



#19	PLAYGROUND
-----	------------



#20	PLAYGROUND
-----	------------



#21	PORTABLE CLASSROOMS ROOFS
-----	---------------------------



#22	PORTABLE CLASSROOMS ROOFS
-----	---------------------------



#23	CLASSROOMS BUILDINGS ROOF
-----	---------------------------



#24	CLASSROOMS BUILDINGS ROOF - SKYLIGHTS
-----	---------------------------------------



#25	CLASSROOMS BUILDINGS ROOF
-----	---------------------------



#26	RESTROOMS BUILDING ROOF
-----	-------------------------



#27	CLASSROOMS BUILDINGS ROOFTOP PACKAGED UNIT
-----	--



#28	CLASSROOMS BUILDINGS ROOFTOP PACKAGED UNIT
-----	--



#29	PORTABLE CLASSROOMS HEAT PUMPS
-----	--------------------------------



#30	PORTABLE CLASSROOMS HEAT PUMP
-----	-------------------------------



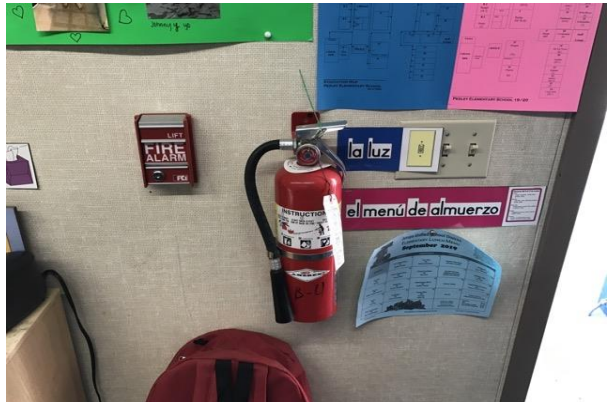
#31	NEW SWITCHBOARD
-----	-----------------



#32	OLD SWITCHBOARD
-----	-----------------



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



#34	FIRE EXTINGUISHER
-----	-------------------



#35	WATER HEATER
-----	--------------



#36	WATER HEATER
-----	--------------



#37 CLASSROOMS INTERIOR



#38 CLASSROOMS INTERIOR



#39 CLASSROOMS INTERIOR



#40 CLASSROOMS INTERIOR



#41 MPR BUILDING INTERIOR



#42 MPR BUILDING INTERIOR



#43	STAFF LOUNGE
-----	--------------



#44	STAFF LOUNGE
-----	--------------



#45	KITCHEN
-----	---------



#46	KITCHEN
-----	---------



#47	KITCHEN EQUIPMENT
-----	-------------------



#48	KITCHEN EQUIPMENT
-----	-------------------



#49 RESTROOM



#50 RESTROOM



#51 RESTROOM



#52 RESTROOM



#53 RESTROOM



#54 RESTROOM

Appendix B: Site and Floor Plans



SOURCE:

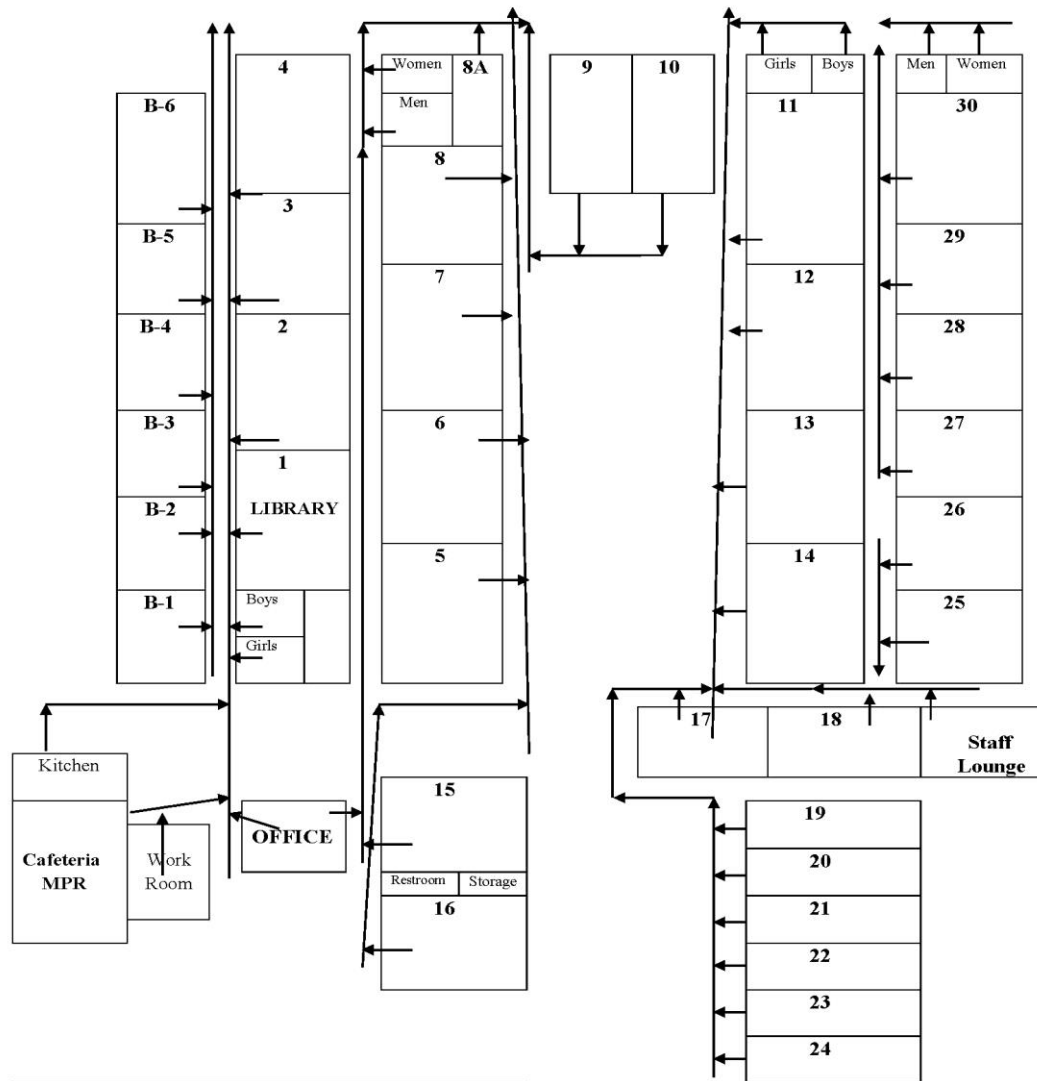
Google Maps: Imagery ©2018 Google, Map data ©2019 Google



ON-SITE DATE:

September 25, 2019

Floor Plan



EVACUATION MAP
PEDLEY ELEMENTARY SCHOOL
 2019/2020

SOURCE:

Client



ON-SITE DATE:

September 25, 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: Pedley ES No. of Buildings: (7) bldg.'s (19) portables

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

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

SITE INFORMATION

Year of Construction: 1958	Built:	Renovated:	Historical: N
No. of Stories: Single		Floor(s)	
Total Site Area: 18.5		Acres	
Total Building Area: 41,996		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	2005	PM 2019	
3. Plumbing System/Fixtures	None	None	
4. Electrical System/Lighting	None	None	
5. Life-Safety/Fire	2009	2019	FA panel upgrade
6. Roofs	1997	None	

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	Re-roofed kindergarten classrooms, new play structure/ matting. Patch, seal/stripe asphalt playground, parking lots
Planned Capital Expenditure For Next Year?	
Age of the Roof?	1997
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
ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES					
4		N			
5		N			
6		N			
7		N			
8	Y				
9	Y				
10		N			
GENERAL SITE					
11	Y				Sheet flow system, many issues during rains
12	Y				
BUILDING STRUCTURE					
13		N			
14		N			
15		N			
16	Y				Rm> G9, repaired, but reoccurring
BUILDING ENVELOPE					
17	Y				Rm.'s C3 F11, F12 P20, P21



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
BUILDING ENVELOPE					
18	Is the roofing covered by a warranty or bond?	Y			Only Rm.'s 15 & 16, New 2019
19	Are there any poorly insulated areas?		N		
20	Is Fire Retardant Treated (FRT) plywood used?		N		
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N		
BUILDING HVAC & ELECTRICAL					
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N		
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N		
24	Does any part of the electrical system use aluminum wiring?		N		
25	Are there any problems with the utilities, such as inadequate capacities?		N		
PLUMBING					
26	Is the property served by private water well?		N		
27	Is the property served by a private septic system or other waste treatment systems?		N		
28	Does the sanitary sewer system back-up? If so, provide locations in comments	Y			Restroom behind P31
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		



Facility Condition Assessment Pre-Survey Questionnaire

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

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

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?
1
2
3

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

Dana Toland/ Pablo Ponce

 Signature of person interviewed or completing form

9/17/19

 Date

Appendix D: Component Condition Report

Component Condition Report

Pedley Elementary School / Classrooms Building 1-4

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,400 SF	30	1443783
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,500 SF	7	1443786
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	30	15	1443775
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	14	18	1443790
Roofing						
B3011	Roof	Fair	Roof, Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen)	6,000 SF	8	1443780
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	2	12	1443794
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Metal	2	8	1443799
C1031	Restrooms	Fair	Toilet Partitions, Wood	1	15	1443781
C3012	Classrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	5,900 SF	18	1443789
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	650 SF	28	1443796
C3012	Library	Fair	Interior Wall Finish, any surface, Prep & Paint	960 SF	7	1443785
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	300 SF	30	1443782
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	270 SF	7	1443778
C3025	Library	Fair	Interior Floor Finish, Carpet Commercial Standard	930 SF	7	1443779
C3032	Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	300 SF	17	1443793
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	930 SF	13	1443803
C3032	Library	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	930 SF	13	1443777
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	18	1443787
D2012	Restrooms	Fair	Urinal, Standard	2	22	1443798
D2014	Restrooms	Fair	Service Sink, Wall-Hung	1	8	1443788
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1443792
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,500 SF	15	1500751
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,500 SF	5	1503651
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	10	1443774

Pedley Elementary School / Classrooms Building 1-4

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	11	1443802
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	11	1443791
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	16	1443776
Electrical						
D5012	Utility closet	Fair	Building/Main Switchboard, 400 AMP	1	5	1443801
D5012	Building Exterior	Fair	Secondary Transformer, 30 kVA	1	17	1443795
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	4,000 SF	18	1443797
Fire Alarm & Comm						
D5037	Classrooms	Fair	Fire Alarm System, Standard Addressable, Install	4,000 SF	12	1443800

Pedley Elementary School / Classrooms Building 11-14

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,500 SF	7	1443366
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	30	15	1443370
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	11	19	1443357
Roofing						
B3011	Roof	Fair	Roof, Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen)	6,000 SF	10	1443358
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	2	10	1443362
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Wood	3	14	1443378
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	420 SF	30	1443372
C3012	Classrooms	Fair	Interior Wall Finish, Acoustical Tile (ACT)	6,200 SF	10	1443367
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	260 SF	25	1443361
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,800 SF	11	1443355
C3025	Classrooms- Room 14	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1443369
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	420 SF	7	1443376
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,000 SF	15	1443356
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	1443377
D2012	Restrooms	Fair	Urinal, Standard	2	15	1443371
D2014	Utility closet	Fair	Service Sink, Floor	1	28	1443374

Pedley Elementary School / Classrooms Building 11-14

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	1443363
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	9	1443364
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1443379
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	6,000 SF	18	1501444
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,000 SF	5	1503652
HVAC						
D3042	Roof	Fair	Exhaust Fan, 500 CFM	5	10	1443368
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1443360
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1443359
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1443365
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1443375
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	6,000 SF	18	1501445
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	4,000 SF	18	1443373
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	6,000 SF	10	1501446

Pedley Elementary School / Classrooms Building 15-16

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior 15-16	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	7	1444318
B2021	Building Exterior 15-16	Fair	Window, Steel 12 SF, 1-2 Stories	48	12	1444320
B2032	Building Exterior 15-16	Fair	Exterior Door, Wood Solid-Core	5	20	1444316
Roofing						
B3011	Building 15-16 Roof	Fair	Roof, Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen)	5,000 SF	13	1444312
Interiors						
C3012	Restrooms 15-16	Fair	Interior Wall Finish, Ceramic Tile	302 SF	25	1444319
C3012	Restrooms 15-16	Fair	Interior Wall Finish, Acoustical Tile (ACT)	360 SF	17	1444323
C3024	Restrooms 15-16	Fair	Interior Floor Finish, Ceramic Tile	120 SF	30	1444321
C3024	Throughout building 15-16	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,300 SF	11	1444315
C3025	Classrooms 15-16	Fair	Interior Floor Finish, Carpet Commercial Standard	1,440 SF	7	1444306

Pedley Elementary School / Classrooms Building 15-16

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Restrooms 15-16	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,240 SF	13	1444317
Plumbing						
D2011	Restrooms 15-16	Fair	Toilet, Commercial Water Closet	2	18	1444322
D2014	Restrooms 15-16	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	18	1444309
D2014	Utility closet 15-16	Fair	Service Sink, Floor	1	25	1444308
D2018	Building Exterior 15-16	Fair	Drinking Fountain, Outside/Site Style	1	3	1444311
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,000 SF	18	1501448
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	3,500 SF	5	1503650
HVAC						
D3042	Building 15-16 Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM	3	10	1444307
D3052	Building 15-16 Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1444310
D3052	Building 15-16 Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1444314
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	5,000 SF	18	1501449
D5029	Throughout building 15-16	Good	Lighting System, Interior, Medium Density & Standard Fixtures	3,500 SF	18	1444324
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Advanced Addressable, Install	5,000 SF	10	1501450

Pedley Elementary School / Classrooms Building 5-8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,500 SF	7	1443808
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	37	1443813
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	24	15	1443820
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	30	12	1443822
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	14	19	1443831
Roofing						
B3011	Roof	Fair	Roof, Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen)	5,500 SF	10	1443830
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Metal	3	12	1443812
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	7	1443816

Pedley Elementary School / Classrooms Building 5-8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	250 SF	30	1501345
C3012	Classrooms	Fair	Interior Wall Finish, Acoustical Tile (ACT)	6,200 SF	10	1443818
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	320 SF	30	1443824
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,800 SF	7	1443807
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,800 SF	17	1443825
C3032	Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	320 SF	17	1443827
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	1443828
D2012	Restrooms	Fair	Urinal, Standard	1	15	1443826
D2014	Restrooms	Fair	Service Sink, Wall-Hung	1	23	1443811
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1443814
D2018	Building Exterior	Fair	Drinking Fountain, Outside/Site Style	1	9	1443821
D2023	Restrooms	Fair	Water Heater, 15 GAL	1	10	1443829
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,500 SF	28	1501364
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,500 SF	5	1503649
HVAC						
D3042	Roof	Fair	Exhaust Fan, 500 CFM	2	8	1443819
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	8	1443810
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1443809
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	10	1443815
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1443817
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	5,500 SF	18	1501365
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	3,800 SF	18	1443823
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	5,500 SF	10	1501366
Site Development						
G2047	Playground	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	1,800 SF	11	1444313
G2047	Playground	Fair	Play Structure, Small	1	13	1444305

Pedley Elementary School / Classrooms Building 9-10

Pedley Elementary School / Classrooms Building 9-10				Asset/Component/Repair	Quantity	RUL	ID
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
Facade							
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,000 SF	7	1443844	
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	12	18	1443835	
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	2	18	1443840	
Roofing							
B3011	Roof	Fair	Roof, Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen)	3,000 SF	12	1443842	
Interiors							
C3012	Clasrooms	Fair	Interior Wall Finish, Acoustical Tile (ACT)	3,500 SF	13	1443836	
C3025	Clasrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	1,900 SF	7	1443837	
C3032	Clasrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,900 SF	12	1443839	
Plumbing							
D2018	Building Exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1443841	
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,000 SF	18	1501404	
Fire Suppression							
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,500 SF	5	1503648	
HVAC							
D3042	Roof	Fair	Exhaust Fan, 500 CFM	2	10	1443845	
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1443838	
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1443843	
Electrical							
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	2,000 SF	18	1501405	
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	2,100 SF	18	1443834	
Fire Alarm & Comm							
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	2,000 SF	10	1501406	
Pedley Elementary School / MPR Building							
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
Structure							
B101X	Lunch Area Wood Structure	Fair	Structural Frame	500 SF	14	1444206	
B1021	Lunch Area Metal Structure	Fair	Roof Structure, Flat, Metal Deck over Steel Beams	600 SF	60	1444214	
Facade							

Pedley Elementary School / MPR Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,100 SF	7	1499445
B2021	Building Exterior	Fair	Window, Steel 12 SF, 1-2 Stories	11	8	1444226
B2021	MPR-Conference Room	Fair	Window, 24 SF	5	6	1444232
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	4,500 SF	4	1444227
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	800 SF	18	1444203
C3012	Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT)	400 SF	9	1444230
C3024	Kitchen	Fair	Interior Floor Finish, Ceramic Tile	850 SF	17	1444204
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,900 SF	11	1444209
C3024	Throughout building	Fair	Interior Floor Finish, Wood Strip	420 SF	18	1444238
C3025	MPR-Conference Room	Fair	Interior Floor Finish, Carpet Commercial Standard	300 SF	7	1444231
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	650 SF	6	1444207
C3032	Kitchen	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	540 SF	13	1444212
C3032	MPR-Conference Room	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	300 SF	13	1444205
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	450 SF	13	1444236
Elevators						
D1013	MPR-Stage	Fair	Wheelchair Lift, 5' Rise, Renovate	1	17	1444237
Plumbing						
D2011	Kitchen Restroom	Fair	Toilet, Commercial Water Closet	1	18	1444208
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	5	1444200
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	18	1444201
D2014	Kitchen Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	18	1444229
D2023	Utility closet	Fair	Water Heater, Gas, Residential, 50 GAL	1	9	1444221
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	4,000 SF	18	1499446
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,000 SF	5	1503647
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood)	5 LF	10	1444223
HVAC						
D3032	MPR-Conference Room	Fair	Condensing Unit, Split System, 2 Ton	1	4	1444218
D3042	Kitchen	Fair	Exhaust Fan, 1000 CFM	1	3	1444224
D3052	Roof	Fair	Packaged Unit (RTU), 14 TON	1	7	1444228

Pedley Elementary School / MPR Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	7	1444210
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	13	1444216
D3094	Kitchen	Fair	Air Curtain, 1000 CFM	1	12	1444213
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,000 SF	22	1499448
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	4,000 SF	18	1444235
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	4,000 SF	15	1500750
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 3-Door Reach-In	1	5	1444211
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, Chest	1	8	1444222
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	4	1444233
E1093	Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 3 to 6 LF	1	5	1444234
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 2-Burner w/ Griddle	1	3	1444215
E1093	Kitchen	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	9	1444225
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	7	1444219
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	7	1444202
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1444217
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	9	1444220

Pedley Elementary School / Office Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	7	1444255
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	7	17	1444244
B2031	Administration Office	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1	17	1444259
B2032	Administration Office	Fair	Exterior Door, Wood Solid-Core	4	21	1444250
Roofing						
B3011	Roof	Poor	Roof, Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen)	2,400 SF	1	1444243
Interiors						
C3012	Administration Office	Fair	Interior Wall Finish, Laminated Paneling (FRP)	2,400 SF	17	1444258
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	260 SF	27	1444248

Pedley Elementary School / Office Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Nurse Station	Fair	Interior Floor Finish, Vinyl Tile (VCT)	160 SF	11	1444245
C3024	Administration Office	Fair	Interior Floor Finish, Vinyl Tile (VCT)	200 SF	11	1444253
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	125 SF	28	1444257
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,100 SF	7	1444240
C3032	Administration Office	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,500 SF	12	1444246
Plumbing						
D2011	Restrooms	Fair	Toilet, Residential Water Closet	2	18	1444256
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	17	1444254
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,400 SF	22	1499443
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,500 SF	5	1503646
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	16	1444242
Electrical						
D5012	Building Exterior	Fair	Building/Main Switchboard, 120/208 V, 800 Amp	1	27	1444249
D5012	Building Exterior	Fair	Secondary Transformer, 112.5 kVA	1	17	1444241
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	1,500 SF	18	1444252
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm System, Standard Addressable, Install	2,400 SF	12	1499444
D5037	Utility closet	Fair	Fire Alarm Control Panel, Basic/Zoned	1	7	1444247

Pedley Elementary School / Portable - Classrooms 17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438350
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	18	1438354
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438347
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	1,200 SF	14	1444260
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,980 SF	20	1438343
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438344

Pedley Elementary School / Portable - Classrooms 17

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438345
Plumbing						
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	900 SF	18	1501454
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1438346
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3 Ton	1	10	1438349
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	28	1438348
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438353
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, UPGRADE	900 SF	8	1438352

Pedley Elementary School / Portable - Classrooms 18

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438362
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448540
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	20	1438366
B2032	Building Exterior	Fair	Exterior Door, Steel	1	35	1438359
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	1,200 SF	10	1444261
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,980 SF	20	1438355
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438356
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438357
Plumbing						
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	900 SF	18	1501455
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1438358
HVAC						
D3052	Classroom G5	Fair	Heat Pump, Wall-Mounted, 3 Ton	1	10	1438361

Pedley Elementary School / Portable - Classrooms 18

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438360
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	900 SF	10	1438365
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438364

Pedley Elementary School / Portable - Classrooms 19-20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	2,400 SF	35	1438374
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,400 SF	7	1448068
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	4	20	1438378
B2032	Building Exterior	Fair	Exterior Door, Steel	2	30	1438371
Roofing						
B3011	Roof	Fair	Roof, Metal	1,650 SF	30	1444262
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	3,000 SF	20	1438367
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,360 SF	7	1438368
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,360 SF	15	1438369
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438370
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3 Ton	1	10	1438373
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3 Ton	1	10	1438375
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,360 SF	30	1438372
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	1,360 SF	18	1438377
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	1,360 SF	8	1438376

Pedley Elementary School / Portable - Classrooms 21-22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Pedley Elementary School / Portable - Classrooms 21-22

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	2,400 SF	35	1448069
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,400 SF	7	1448070
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	4	20	1438390
B2032	Building Exterior	Fair	Exterior Door, Steel	2	32	1438383
Roofing						
B3011	Roof	Fair	Roof, Metal	1,650 SF	30	1444264
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	3,100 SF	20	1438379
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,360 SF	7	1438380
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,360 SF	15	1438381
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2	4	1438382
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3 Ton	1	10	1438385
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	10	1438387
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,360 SF	30	1438384
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	1,360 SF	18	1438389
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	1,360 SF	8	1438388

Pedley Elementary School / Portable - Classrooms 23-24

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,400 SF	7	1444266
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,400 SF	7	1448071
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	2,400 SF	30	1438398
B2021	Building Exterior	Fair	Window Screen, Aluminum 12 SF, Remove & Replace	4	6	1444267
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	4	20	1438402
B2032	Building Exterior	Fair	Exterior Door, Steel	2	30	1438395
Roofing						

Pedley Elementary School / Portable - Classrooms 23-24

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Fair	Roof, Metal	1,650 SF	30	1444265
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	2,400 SF	20	1438391
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,360 SF	7	1438392
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,360 SF	15	1438393
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2	7	1438394
HVAC						
D3032	Building exterior	Fair	Heat Pump, 3 TON	1	5	1438399
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3 Ton	1	10	1438397
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,360 SF	30	1438396
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	1,360 SF	18	1438401
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	1,360 SF	10	1438400

Pedley Elementary School / Portable - Classrooms 25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1438410
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	37	1448072
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1444268
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438407
Roofing						
B3011	Roof - Classrooms 25-30	Fair	Roof, Metal	1,100 SF	30	1444269
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438403
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438404
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	17	1438405
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438406
HVAC						

Pedley Elementary School / Portable - Classrooms 25

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	15	1438411
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438408
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	15	1438413
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438412

Pedley Elementary School / Portable - Classrooms 26

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011		Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448532
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438422
B2011		Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	30	1448533
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438426
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438419
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438415
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438416
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	17	1438417
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1438418
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	15	1438423
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438420
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438425
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438424

Pedley Elementary School / Portable - Classrooms 27

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

Pedley Elementary School / Portable - Classrooms 27

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448534
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438434
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438438
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438431
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	20	1438427
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438428
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438429
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1438430
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	15	1438433
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438432
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438437
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	900 SF	10	1438436

Pedley Elementary School / Portable - Classrooms 28

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448535
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438446
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438450
B2032	Building Exterior	Fair	Exterior Door, Steel	1	32	1438443
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438439
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438440
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438441
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438442
HVAC						

Pedley Elementary School / Portable - Classrooms 28

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1438447
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438444
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438449
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438448

Pedley Elementary School / Portable - Classrooms 29

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1448536
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448537
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438458
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438462
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438455
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	20	1438451
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438452
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438453
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438454
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1438459
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438456
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438461
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438460

Pedley Elementary School / Portable - Classrooms 30

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

Pedley Elementary School / Portable - Classrooms 30

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	900 SF	35	1438470
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448538
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438474
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438467
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438463
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438464
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438465
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438466
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1438471
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438468
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438473
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438472

Pedley Elementary School / Portable - Classrooms B-1

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438482
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448539
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438486
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438479
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	1,100 SF	15	1444272
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438475
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438476
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438477
Fire Suppression						

Pedley Elementary School / Portable - Classrooms B-1

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438478
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5Ton	1	15	1438483
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438480
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438485
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438484

Pedley Elementary School / Portable - Classrooms B-2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438494
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448542
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438498
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438491
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	30	1501462
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438487
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438488
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438489
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438490
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	15	1438495
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438492
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438497
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438496

Pedley Elementary School / Portable - Classrooms B-3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448545
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438506
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438510
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438503
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	30	1448548
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438499
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438500
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438501
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438502
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	15	1438507
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438504
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438509
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438508

Pedley Elementary School / Portable - Classrooms B-4

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438518
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448549
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438522
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438515
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	1,100 SF	15	1501464
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438511

Pedley Elementary School / Portable - Classrooms B-4

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438512
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438513
Plumbing						
D2029	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	900 SF	35	1501465
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438514
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	15	1438517
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438516
D5019	trhoughtout	Good	Full Electrical System Upgrade, Low Density/Complexity	900 SF	35	1501466
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438521
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438520

Pedley Elementary School / Portable - Classrooms B-5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438530
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448550
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438534
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438527
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	30	1444283
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438523
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438524
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438525
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438526
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	15	1438529

Pedley Elementary School / Portable - Classrooms B-5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438528
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438533
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438532

Pedley Elementary School / Portable - Classrooms B-6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438542
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448551
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1438546
B2032	Building Exterior	Fair	Exterior Door, Steel	1	30	1438539
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	1,100 SF	11	1444282
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,200 SF	22	1438535
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	900 SF	7	1438536
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438537
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438538
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	15	1438541
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438540
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438545
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438544

Pedley Elementary School / Portable - Staff Lounge

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

Pedley Elementary School / Portable - Staff Lounge

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,200 SF	35	1438554
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1448557
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	1	22	1438558
B2032	Building Exterior	Fair	Exterior Door, Steel	2	30	1438551
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	30	1444286
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,980 SF	22	1438547
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	900 SF	11	1438548
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	900 SF	15	1438549
Plumbing						
D2011	Building Interior - Restroom	Fair	Toilet, Residential Water Closet	1	25	1444289
D2014	Building Interior - Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	25	1444287
D2023	Building Interior - Restroom	Fair	Water Heater, Gas, Tankless, 2.5 GPM	1	9	1444288
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	900 SF	18	1501456
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1438550
HVAC						
D3052	Building exterior	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	15	1438555
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	30	1438552
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	18	1438557
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	900 SF	10	1438556
Equipment/Special						
E2012	Building Interior	Fair	Kitchen Cabinetry, Stock Hardwood	10 LF	10	1444290

Pedley Elementary School / Restroom Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	1,500 SF	40	1448067
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	7	1445266

Pedley Elementary School / Restroom Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Building Exterior	Fair	Exterior Door, Steel	4	30	1445267
Roofing						
B3011	Roof	Fair	Roof, Metal	450 SF	30	1445280
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Metal	4	10	1445271
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	950 SF	25	1445276
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	400 SF	11	1445278
C3032	Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	400 SF	19	1445268
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	8	25	1445269
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	25	1445272
HVAC						
D3032	Roof	Fair	Condensing Unit, Split System, 1 Ton	1	6	1445281

Pedley Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2018	Playground	Fair	Drinking Fountain, Outside/Site Style	1	7	1445872
Pavement						
G2022	Front Parking Lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	36,800 SF	17	1438564
G2022	Front Parking Lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	36,800 SF	3	1438563
Site Development						
G2041	Site	Fair	Fences & Gates, Wrought Iron, 6' High	350 LF	35	1438567
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	3,100 LF	30	1445873
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	37,500 SF	18	1438561
G2047	Playground	Good	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	37,500 SF	4	1438559
G2047	Playground	Fair	Play Structure, Medium	1	16	1438562
G2047	Site	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	3,200 SF	16	1438560
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High	12 LF	30	1501479
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	257,500 SF	9	1438565
Site Lighting						

Pedley Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4021	Parking Lot	Fair	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	2	12	1501486
Follow-up Studies						
P000X	Site	NA	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	1	0	1448583

Appendix E: Replacement Reserves

Replacement Reserves Report



10/30/2019

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

Pedley Elementary School / Classrooms Building 11-14

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1443366	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	3500	SF	\$3.32	\$11,624							\$11,624										\$11,624				\$23,247	
B2021	Building Exterior	1443370	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	15	15	30	EA	\$719.55	\$21,587														\$21,587							\$21,587	
B2032	Building Exterior	1443357	Exterior Door, Wood Solid-Core, Replace	25	6	19	11	EA	\$774.90	\$8,524																	\$8,524			\$8,524		
B3011	Roof	1443358	Roof, Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen), Replace	20	10	10	6000	SF	\$11.07	\$66,420										\$66,420										\$66,420		
B3021	Roof	1443362	Roof Skylight, per unit (9-20 SF), Replace	30	20	10	2	EA	\$1,439.10	\$2,878										\$2,878										\$2,878		
C1031	Restrooms	1443378	Toilet Partitions, Wood, Replace	20	6	14	3	EA	\$553.50	\$1,661													\$1,661							\$1,661		
C3012	Classrooms	1443367	Interior Wall Finish, Acoustical Tile (ACT), Replace	25	15	10	6200	SF	\$8.86	\$54,907										\$54,907										\$54,907		
C3024	Classrooms	1443355	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	4	11	2800	SF	\$5.54	\$15,498											\$15,498									\$15,498		
C3025	Classrooms- Room 14	1443369	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472						\$7,472											\$7,472			\$14,945		
C3031	Restrooms	1443376	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	420	SF	\$2.21	\$930						\$930														\$930		
C3032	Classrooms	1443356	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	10	15	4000	SF	\$3.87	\$15,498														\$15,498						\$15,498		
D2011	Restrooms	1443377	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	\$1,439.10	\$4,317																				\$4,317		
D2012	Restrooms	1443371	Urinal, Standard, Replace	30	15	15	2	EA	\$1,217.70	\$2,435																				\$2,435		
D2014	Restrooms	1443363	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,660.50	\$3,321																				\$3,321		
D2018	Building exterior	1443379	Drinking Fountain, Outside/Site Style, Replace	15	12	3	1	EA	\$3,985.20	\$3,985			\$3,985															\$3,985		\$7,970		
D2018	Building exterior	1443364	Drinking Fountain, Outside/Site Style, Replace	15	6	9	1	EA	\$3,985.20	\$3,985									\$3,985											\$3,985		
D2029	Throughout	1501444	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	22	18	6000	SF	\$5.54	\$33,210																	\$33,210			\$33,210		
D3042	Roof	1443368	Exhaust Fan, 500 CFM, Replace	20	10	10	5	EA	\$1,328.40	\$6,642										\$6,642										\$6,642		
D3052	Roof	1443360	Packaged Unit (RTU), 5 TON, Replace	20	13	7	1	EA	\$12,177.00	\$12,177							\$12,177													\$12,177		
D3052	Roof	1443359	Packaged Unit (RTU), 5 TON, Replace	20	13	7	1	EA	\$12,177.00	\$12,177							\$12,177													\$12,177		
D3052	Roof	1443365	Packaged Unit (RTU), 5 TON, Replace	20	13	7	1	EA	\$12,177.00	\$12,177							\$12,177													\$12,177		
D3052	Roof	1443375	Packaged Unit (RTU), 5 TON, Replace	20	13	7	1	EA	\$12,177.00	\$12,177							\$12,177													\$12,177		
D4019	Classrooms Building 11-14	1503652	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	4000	SF	\$5.54	\$22,140					\$22,140															\$22,140		
D5019	Throughout	1501445	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	22	18	6000	SF	\$14.39	\$86,346																	\$86,346			\$86,346		
D5029	Classrooms	1443373	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	2	18	4000	SF	\$8.86	\$35,424																	\$35,424			\$35,424		
D5037	Throughout	1501446	Fire Alarm System, Standard Addressable, Install	20	10	10	6000	SF	\$4.43	\$26,568										\$26,568										\$26,568		
Totals, Unescalated											\$0	\$0	\$0	\$3,985	\$0	\$22,140	\$0	\$68,734	\$0	\$3,985	\$157,415	\$15,498	\$0	\$0	\$1,661	\$47,158	\$0	\$20,026	\$158,965	\$8,524	\$0	\$508,091
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$4,355	\$0	\$25,666	\$0	\$84,534	\$0	\$5,200	\$211,553	\$21,453	\$0	\$0	\$2,512	\$73,471	\$0	\$33,099	\$270,628	\$14,947	\$0	\$747,417

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

Pedley Elementary School / Classrooms Building 1-4

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building Exterior	1443786	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	3500	SF	\$3.32	\$11,624							\$11,624										\$11,624			\$23,247	
B2021	Building Exterior	1443775	Window, Steel 12 SF, 1-2 Stories, Replace	30	15	15	30	EA	\$1,217.70	\$36,531														\$36,531						\$36,531	
B2032	Building Exterior	1443790	Exterior Door, Wood Solid-Core, Replace	25	7	18	14	EA	\$774.90	\$10,849																	\$10,849			\$10,849	
B3011	Roof	1443780	Roof, Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen), Replace	20	12	8	6000	SF	\$11.07	\$66,420								\$66,420												\$66,420	
B3021	Roof	1443794	Roof Skylight, per unit (9-20 SF), Replace	30	18	12	2	EA	\$1,439.10	\$2,878																		\$2,878		\$2,878	
C1031	Restrooms	1443799	Toilet Partitions, Metal, Replace	20	12	8	2	EA	\$940.95	\$1,882								\$1,882												\$1,882	
C1031	Restrooms	1443781	Toilet Partitions, Wood, Replace	20	5	15	1	EA	\$553.50	\$554																				\$554	
C3012	Library	1443785	Interior Wall Finish, any surface, Prep & Paint	10	3	7	960	SF	\$1.66	\$1,594							\$1,594										\$1,594			\$3,188	
C3012	Classrooms	1443789	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	12	18	5900	SF	\$17.71	\$104,501																	\$104,501			\$104,501	
C3025	Classrooms	1443778	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	270	SF	\$8.30	\$2,242							\$2,242										\$2,242			\$4,483	
C3025	Library	1443779	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	930	SF	\$8.30	\$7,721							\$7,721										\$7,721			\$15,443	
C3032	Classrooms	1443803	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	12	13	930	SF	\$3.87	\$3,603																	\$3,603			\$3,603	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate				
B2021	MPR-Conference Room	1444232	Window, 24 SF, Replace	30	24	6	5	EA	\$1,881.90	\$9,410						\$9,410																\$9,410			
B2021	Building Exterior	1444226	Window, Steel 12 SF, 1-2 Stories, Replace	30	22	8	11	EA	\$1,217.70	\$13,395								\$13,395														\$13,395			
B3011	Roof	1444227	Roof, Modified Bituminous, Replace	20	16	4	4500	SF	\$11.07	\$49,815				\$49,815																		\$49,815			
C3012	Throughout building	1444230	Interior Wall Finish, Acoustical Tile (ACT), Replace	25	16	9	400	SF	\$8.86	\$3,542									\$3,542													\$3,542			
C3012	Throughout building	1444203	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	12	18	800	SF	\$17.71	\$14,170																		\$14,170				\$14,170			
C3024	Throughout building	1444209	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	4	11	1900	SF	\$5.54	\$10,517											\$10,517											\$10,517			
C3024	Kitchen	1444204	Interior Floor Finish, Ceramic Tile, Replace	40	23	17	850	SF	\$19.93	\$16,937																		\$16,937				\$16,937			
C3024	Throughout building	1444238	Interior Floor Finish, Wood Strip, Replace	30	12	18	420	SF	\$16.61	\$6,974																		\$6,974				\$6,974			
C3025	MPR-Conference Room	1444231	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	300	SF	\$8.30	\$2,491							\$2,491										\$2,491					\$4,982			
C3031	Throughout building	1444207	Interior Ceiling Finish, any flat surface, Prep & Paint	10	4	6	650	SF	\$2.21	\$1,439						\$1,439										\$1,439						\$2,878			
C3032	Kitchen	1444212	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	12	13	540	SF	\$3.87	\$2,092																						\$2,092			
C3032	MPR-Conference Room	1444205	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	12	13	300	SF	\$3.87	\$1,162																						\$1,162			
C3032	Throughout building	1444236	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	12	13	450	SF	\$3.87	\$1,744																						\$1,744			
D1013	MPR-Stage	1444237	Wheelchair Lift, 5' Rise, Renovate	25	8	17	1	EA	\$20,368.80	\$20,369																		\$20,369				\$20,369			
D2011	Kitchen Restroom	1444208	Toilet, Commercial Water Closet, Replace	30	12	18	1	EA	\$1,439.10	\$1,439																		\$1,439				\$1,439			
D2014	Utility closet	1444200	Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,549.80	\$1,550					\$1,550																		\$1,550		
D2014	Kitchen	1444201	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	12	18	1	EA	\$2,767.50	\$2,768																			\$2,768				\$2,768		
D2014	Kitchen Restroom	1444229	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	1	EA	\$1,660.50	\$1,661																			\$1,661				\$1,661		
D2023	Utility closet	1444221	Water Heater, Gas, Residential, 50 GAL, Replace	15	6	9	1	EA	\$1,439.10	\$1,439									\$1,439														\$1,439		
D2029	Throughout	1499446	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	22	18	4000	SF	\$5.54	\$22,140																		\$22,140					\$22,140		
D3032	MPR-Conference Room	1444218	Condensing Unit, Split System, 2 Ton, Replace	15	11	4	1	EA	\$3,763.80	\$3,764																			\$3,764				\$7,528		
D3042	Kitchen	1444224	Exhaust Fan, 1000 CFM, Replace	20	17	3	1	EA	\$774.90	\$775				\$775																			\$775		
D3052	Roof	1444228	Packaged Unit (RTU), 14 TON, Replace	20	13	7	1	EA	\$33,210.00	\$33,210																							\$33,210		
D3052	Roof	1444210	Packaged Unit (RTU), 5 TON, Replace	20	13	7	1	EA	\$12,177.00	\$12,177																							\$12,177		
D3052	Roof	1444216	Packaged Unit (RTU), 3 TON, Replace	20	7	13	1	EA	\$8,302.50	\$8,303																							\$8,303		
D3094	Kitchen	1444213	Air Curtain, 1000 CFM, Replace	20	8	12	1	EA	\$1,992.60	\$1,993																							\$1,993		
D4019	MPR Building	1503647	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	4000	SF	\$5.54	\$22,140						\$22,140																	\$22,140		
D4091	Kitchen	1444223	Fire Suppression System, Commercial Kitchen (per LF of Hood), Replace	20	10	10	5	LF	\$442.80	\$2,214										\$2,214													\$2,214		
D5029	Throughout building	1444235	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	4000	SF	\$6.64	\$26,568																		\$26,568					\$26,568		
D5037	Throughout	1500750	Fire Alarm System, Standard Addressable, Install	20	5	15	4000	SF	\$4.43	\$17,712																		\$17,712					\$17,712		
E1093	Kitchen	1444215	Commercial Kitchen, Range/Oven, 2-Burner w/ Griddle, Replace	15	12	3	1	EA	\$7,416.90	\$7,417																			\$7,417				\$14,834		
E1093	Kitchen	1444233	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$5,092.20	\$5,092																							\$5,092		
E1093	Kitchen	1444211	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	\$7,084.80	\$7,085																							\$7,085		
E1093	Kitchen	1444234	Commercial Kitchen, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	\$3,653.10	\$3,653																							\$3,653		
E1093	Kitchen	1444217	Commercial Kitchen, Convection Oven, Double, Replace	10	5	5	1	EA	\$10,516.50	\$10,517																							\$10,517		
E1093	Kitchen	1444219	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	\$1,881.90	\$1,882																								\$1,882	
E1093	Kitchen	1444202	Commercial Kitchen, Food Warmer, Replace	15	8	7	1	EA	\$1,881.90	\$1,882																								\$1,882	
E1093	Kitchen	1444222	Commercial Kitchen, Freezer, Chest, Replace	15	7	8	1	EA	\$1,992.60	\$1,993																								\$1,993	
E1093	Kitchen	1444225	Commercial Kitchen, Warmer/Warming Drawers, Set of 4, Replace	15	6	9	1	EA	\$6,309.90	\$6,310																								\$6,310	
E1093	Kitchen	1444220	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	6	9	1	EA	\$4,206.60	\$4,207																								\$4,207	
Totals, Unescalated											\$0	\$0	\$0	\$8,192	\$58,671	\$44,944	\$10,849	\$61,937	\$15,387	\$15,498	\$2,214	\$10,517	\$1,993	\$13,301	\$17,712	\$28,229	\$1,439	\$50,092	\$83,136	\$8,856	\$10,738				\$443,702
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$8,951	\$66,035	\$52,103	\$12,954	\$76,174	\$19,492	\$20,221	\$2,975	\$14,557	\$2,841	\$19,532	\$26,791	\$43,979	\$2,309	\$82,794	\$141,533	\$15,529	\$19,394				\$628,166

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

Pedley Elementary School / Office Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Building Exterior	1444255	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1500	SF	\$3.32	\$4,982																							\$4,982	
B2021	Building Exterior	1444244	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	13	17	7	EA	\$719.55	\$5,037																							\$5,037	
B2031	Administration Office	1444259	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	13	17	1	EA	\$1,439.10	\$1,439																								\$1,439
B3011	Roof	1444243	Roof, Sprayed Polyurethane Foam Roofing (Replace with Modified Bitumen), Replace	20	19	1	2400	SF	\$11.07	\$26,568			\$26,568																				\$26,568	
C3012	Administration Office	1444258	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	13	17	2400	SF	\$17.71	\$42,509																							\$42,509	
C3024	Nurse Station	1444245	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	4																													

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
C3032	Administration Office	1444246	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	1500	SF	\$3.87	\$5,812												\$5,812									\$5,812		
D2011	Restrooms	1444256	Toilet, Residential Water Closet, Replace	30	12	18	2	EA	\$774.90	\$1,550																		\$1,550			\$1,550		
D2014	Restrooms	1444254	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	2	EA	\$1,660.50	\$3,321																	\$3,321			\$3,321			
D3052	Roof	1444242	Packaged Unit (RTU), 5 TON, Replace	20	4	16	1	EA	\$12,177.00	\$12,177																\$12,177					\$12,177		
D4019	Office Building	1503646	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	1500	SF	\$5.54	\$8,303					\$8,303																	\$8,303	
D5012	Building Exterior	1444241	Secondary Transformer, 112.5 kVA, Replace	30	13	17	1	EA	\$17,712.00	\$17,712																	\$17,712					\$17,712	
D5029	Throughout building	1444252	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	2	18	1500	SF	\$8.86	\$13,284																		\$13,284			\$13,284		
D5037	Utility closet	1444247	Fire Alarm Control Panel, Basic/Zoned, Replace	15	8	7	1	EA	\$4,428.00	\$4,428						\$4,428																\$4,428	
D5037	Throughout	1499444	Fire Alarm System, Standard Addressable, Install	20	8	12	2400	SF	\$4.43	\$10,627																\$10,627					\$10,627		
Totals, Unescalated											\$0	\$26,568	\$0	\$0	\$0	\$8,303	\$0	\$18,542	\$0	\$0	\$0	\$1,993	\$16,439	\$0	\$0	\$0	\$12,177	\$84,132	\$14,834	\$0	\$0		\$182,987
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$27,365	\$0	\$0	\$0	\$9,625	\$0	\$22,805	\$0	\$0	\$0	\$2,758	\$23,438	\$0	\$0	\$0	\$19,541	\$139,057	\$25,254	\$0	\$0		\$269,842

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

Pedley Elementary School / Portable - Classrooms 17

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2021	Building Exterior	1438354	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	12	18	2	EA	\$1,051.65	\$2,103																		\$2,103			\$2,103		
B3011	Roof	1444260	Roof, Modified Bituminous, Replace	20	6	14	1200	SF	\$11.07	\$13,284													\$13,284									\$13,284	
C3012	Throughout building	1438343	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	10	20	1980	SF	\$17.71	\$35,070																			\$35,070			\$35,070	
C3025	Throughout building	1438344	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472						\$7,472											\$7,472					\$7,472	
C3032	Throughout building	1438345	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	900	SF	\$3.87	\$3,487														\$3,487									\$3,487
D2029	Throughout	1501454	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	22	18	900	SF	\$5.54	\$4,982																		\$4,982			\$4,982		
D3052	Building exterior	1438349	Heat Pump, Wall-Mounted, 3 Ton, Replace	20	10	10	1	EA	\$4,870.80	\$4,871									\$4,871													\$4,871	
D4031	Throughout building	1438346	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$332.10	\$332						\$332										\$332					\$332		
D5029	Throughout building	1438353	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	900	SF	\$6.64	\$5,978																		\$5,978			\$5,978		
D5037	Throughout building	1438352	Fire Alarm System, Standard Addressable, UPGRADE	20	12	8	900	SF	\$4.43	\$3,985							\$3,985															\$3,985	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$332	\$7,472	\$3,985	\$0	\$4,871	\$0	\$0	\$0	\$13,284	\$3,487	\$332	\$7,472	\$13,063	\$0	\$35,070		\$89,368
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$397	\$9,190	\$5,048	\$0	\$6,546	\$0	\$0	\$0	\$20,093	\$5,433	\$533	\$12,350	\$22,238	\$0	\$63,340		\$145,168

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

Pedley Elementary School / Portable - Classrooms 18

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Building Exterior	1448540	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985											\$3,985					\$3,985	
B2021	Building Exterior	1438366	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	10	20	2	EA	\$1,051.65	\$2,103																			\$2,103			\$2,103	
B3011	Roof	1444261	Roof, Modified Bituminous, Replace	20	10	10	1200	SF	\$11.07	\$13,284										\$13,284												\$13,284	
C3012	Throughout building	1438355	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	10	20	1980	SF	\$17.71	\$35,070																			\$35,070			\$35,070	
C3025	Throughout building	1438356	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472						\$7,472											\$7,472					\$7,472	
C3032	Throughout building	1438357	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	900	SF	\$3.87	\$3,487														\$3,487									\$3,487
D2029	Throughout	1501455	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	22	18	900	SF	\$5.54	\$4,982																		\$4,982			\$4,982		
D3052	Classroom G5	1438361	Heat Pump, Wall-Mounted, 3 Ton, Replace	20	10	10	1	EA	\$4,870.80	\$4,871										\$4,871												\$4,871	
D4031	Throughout building	1438358	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$332.10	\$332						\$332										\$332					\$332		
D5029	Throughout building	1438365	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	900	SF	\$8.86	\$7,970																		\$7,970			\$7,970		
D5037	Throughout building	1438364	Fire Alarm System, Standard Addressable, Install	20	10	10	900	SF	\$4.43	\$3,985																		\$3,985			\$3,985		
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$332	\$11,457	\$0	\$0	\$30,110	\$0	\$0	\$0	\$0	\$3,487	\$332	\$11,457	\$4,982	\$0	\$37,173		\$99,331
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$397	\$14,091	\$0	\$0	\$40,466	\$0	\$0	\$0	\$0	\$5,433	\$533	\$18,937	\$8,481	\$0	\$67,139		\$155,476

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

Pedley Elementary School / Portable - Classrooms 19-20

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Building Exterior	1448068	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	2400	SF	\$3.32	\$7,970						\$7,970											\$7,970					\$7,970	
B2021	Building Exterior	1438378	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	10	20	4	EA	\$1,051.65	\$4,207																			\$4,207			\$4,207	
C3012	Throughout building	1438367	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	10	20	3000	SF	\$17.71	\$53,136																			\$53,136			\$53,136	
C3025	Throughout building	1438368	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	1360	SF	\$8.30	\$11,291						\$11,291											\$11,291					\$11,291	
C3032	Throughout building	1438369	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	1360	SF	\$3.87	\$5,269														\$5,269									\$5,269
D3052	Building exterior	1438373	Heat Pump, Wall-Mounted, 3 Ton, Replace	20	10	10	1	EA	\$4,870.80	\$4,871																	\$4,871					\$4,871	

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate										
D3052	Building exterior	1438375	Heat Pump, Wall-Mounted, 3 Ton, Replace	20	10	10	1	EA	\$4,870.80	\$4,871												\$4,871												\$4,871										
D4031	Throughout building	1438370	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$332.10	\$332					\$332											\$332								\$664										
D5029	Throughout building	1438377	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	1360	SF	\$6.64	\$9,033																					\$9,033			\$9,033										
D5037	Throughout building	1438376	Fire Alarm System, Standard Addressable, Install	20	12	8	1360	SF	\$4.43	\$6,022										\$6,022														\$6,022										
Totals, Unescalated												\$0	\$0	\$0	\$0	\$332	\$0	\$0	\$19,262	\$6,022	\$0	\$9,742	\$0	\$0	\$0	\$332	\$5,269	\$0	\$19,262	\$9,033	\$0	\$57,343											\$126,597	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$374	\$0	\$0	\$23,690	\$7,629	\$0	\$13,092	\$0	\$0	\$0	\$502	\$8,209	\$0	\$31,837	\$15,378	\$0	\$103,567												\$204,278

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

Pedley Elementary School / Portable - Classrooms 21-22

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate										
B2011	Building Exterior	1448070	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	2400	SF	\$3.32	\$7,970									\$7,970																\$15,941									
B2021	Building Exterior	1438390	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	10	20	4	EA	\$1,051.65	\$4,207																							\$4,207		\$4,207									
C3012	Throughout building	1438379	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	10	20	3100	SF	\$17.71	\$54,907																							\$54,907		\$54,907									
C3025	Throughout building	1438380	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	1360	SF	\$8.30	\$11,291									\$11,291																\$11,291	\$22,583								
C3032	Throughout building	1438381	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	1360	SF	\$3.87	\$5,269																	\$5,269								\$5,269									
D3052	Building exterior	1438385	Heat Pump, Wall-Mounted, 3 Ton, Replace	20	10	10	1	EA	\$4,870.80	\$4,871																									\$4,871									
D3052	Building exterior	1438387	Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	10	10	1	EA	\$4,870.80	\$4,871																									\$4,871									
D4031	Throughout building	1438382	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	2	EA	\$332.10	\$664					\$664												\$664								\$664									
D5029	Throughout building	1438389	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	1360	SF	\$6.64	\$9,033																							\$9,033		\$9,033									
D5037	Throughout building	1438388	Fire Alarm System, Standard Addressable, Install	20	12	8	1360	SF	\$4.43	\$6,022										\$6,022															\$6,022									
Totals, Unescalated												\$0	\$0	\$0	\$0	\$664	\$0	\$0	\$19,262	\$6,022	\$0	\$9,742	\$0	\$0	\$0	\$664	\$5,269	\$0	\$19,262	\$9,033	\$0	\$59,114											\$129,032	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$748	\$0	\$0	\$23,690	\$7,629	\$0	\$13,092	\$0	\$0	\$0	\$1,005	\$8,209	\$0	\$31,837	\$15,378	\$0	\$106,766												\$208,353

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

Pedley Elementary School / Portable - Classrooms 23-24

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate										
B2011	Building Exterior	1444266	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	2400	SF	\$3.32	\$7,970									\$7,970																\$15,941									
B2011	Building Exterior	1448071	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	2400	SF	\$3.32	\$7,970									\$7,970																	\$15,941								
B2021	Building Exterior	1444267	Window Screen, Aluminum 12 SF, Remove & Replace	10	4	6	4	EA	\$166.05	\$664								\$664										\$664								\$664								
B2021	Building Exterior	1438402	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	10	20	4	EA	\$1,051.65	\$4,207																								\$4,207		\$4,207								
C3012	Throughout building	1438391	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	10	20	2400	SF	\$17.71	\$42,509																								\$42,509		\$42,509								
C3025	Throughout building	1438392	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	1360	SF	\$8.30	\$11,291									\$11,291																	\$11,291	\$22,583							
C3032	Throughout building	1438393	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	1360	SF	\$3.87	\$5,269																	\$5,269								\$5,269									
D3032	Building exterior	1438399	Heat Pump, 3 TON, Replace	15	10	5	1	EA	\$4,428.00	\$4,428							\$4,428																		\$4,428	\$8,856								
D3052	Building exterior	1438397	Heat Pump, Wall-Mounted, 3 Ton, Replace	20	10	10	1	EA	\$4,870.80	\$4,871																									\$4,871									
D4031	Throughout building	1438394	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	2	EA	\$332.10	\$664										\$664															\$664									
D5029	Throughout building	1438401	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	2	18	1360	SF	\$8.86	\$12,044																									\$12,044									
D5037	Throughout building	1438400	Fire Alarm System, Standard Addressable, Install	20	10	10	1360	SF	\$4.43	\$6,022																									\$6,022									
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$4,428	\$664	\$27,896	\$0	\$0	\$10,893	\$0	\$0	\$0	\$0	\$5,269	\$664	\$27,896	\$12,044	\$0	\$51,143											\$140,899	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$5,133	\$793	\$34,309	\$0	\$0	\$14,639	\$0	\$0	\$0	\$0	\$8,209	\$1,066	\$46,108	\$20,504	\$0	\$92,371												\$223,133

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

Pedley Elementary School / Portable - Classrooms 25

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate												
B2011	Building Exterior	1438410	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985									\$3,985																	\$3,985										
C3025	Throughout building	1438404	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472									\$7,472																	\$7,472	\$14,945									
C3032	Throughout building	1438405	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	8	17	900	SF	\$3.87	\$3,487																										\$3,487										
D3052	Building exterior	1438411	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																		\$6,089								\$6,089										
D4031	Throughout building	1438406	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$332.10	\$332					\$332												\$332								\$332											
D5029	Throughout building	1438413	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	5	15	900	SF	\$6.64	\$5,978																									\$5,978											
D5037	Throughout building	1438412	Fire Alarm System, Standard Addressable, Install	20	10	10	900	SF	\$4.43	\$3,985																									\$3,985											
Totals, Unescalated												\$0	\$0	\$0	\$0	\$332	\$0	\$0	\$11,457	\$0	\$0	\$3,985	\$0	\$0	\$0	\$332	\$12,066	\$0	\$14,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,118
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$374	\$0	\$0	\$14,091	\$0																										

Pedley Elementary School / Portable - Classrooms 26

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Portable - Classrooms 26	1448532	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985							\$3,985										\$3,985					\$7,970		
C3025	Throughout building	1438416	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472							\$7,472										\$7,472					\$14,945		
C3032	Throughout building	1438417	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	8	17	900	SF	\$3.87	\$3,487																	\$3,487					\$3,487		
D3052	Building exterior	1438423	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																\$6,089						\$6,089		
D4031	Throughout building	1438418	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$332.10	\$332						\$332											\$332					\$664		
D5029	Throughout building	1438425	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	900	SF	\$6.64	\$5,978																		\$5,978				\$5,978		
D5037	Throughout building	1438424	Fire Alarm System, Standard Addressable, Install	20	10	10	900	SF	\$4.43	\$3,985										\$3,985												\$3,985		
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$332	\$11,457	\$0	\$0	\$3,985	\$0	\$0	\$0	\$0	\$6,089	\$332	\$14,945	\$5,978	\$0	\$0		\$43,118
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397	\$14,091	\$0	\$0	\$5,356	\$0	\$0	\$0	\$0	\$9,486	\$533	\$24,701	\$10,177	\$0	\$0		\$64,740

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

Pedley Elementary School / Portable - Classrooms 27

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Building Exterior	1448534	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985							\$3,985										\$3,985					\$7,970		
C3012	Throughout building	1438427	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	10	20	1200	SF	\$17.71	\$21,254																			\$21,254			\$21,254		
C3025	Throughout building	1438428	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472							\$7,472										\$7,472					\$14,945		
C3032	Throughout building	1438429	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	900	SF	\$3.87	\$3,487															\$3,487							\$3,487		
D3052	Building exterior	1438433	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	5	15	1	EA	\$6,088.50	\$6,089															\$6,089							\$6,089		
D4031	Throughout building	1438430	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$332.10	\$332						\$332											\$332					\$664		
D5029	Throughout building	1438437	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	900	SF	\$6.64	\$5,978																		\$5,978				\$5,978		
D5037	Throughout building	1438436	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	900	SF	\$4.43	\$3,985										\$3,985												\$3,985		
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$332	\$11,457	\$0	\$0	\$3,985	\$0	\$0	\$0	\$0	\$9,576	\$332	\$11,457	\$5,978	\$0	\$21,254		\$64,372
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397	\$14,091	\$0	\$0	\$5,356	\$0	\$0	\$0	\$0	\$14,918	\$533	\$18,937	\$10,177	\$0	\$38,388		\$102,797

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

Pedley Elementary School / Portable - Classrooms 28

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Building Exterior	1448535	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985							\$3,985										\$3,985					\$7,970	
C3025	Throughout building	1438440	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472							\$7,472										\$7,472					\$14,945	
C3032	Throughout building	1438441	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	900	SF	\$3.87	\$3,487															\$3,487							\$3,487	
D3052	Building exterior	1438447	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	10	10	1	EA	\$6,088.50	\$6,089										\$6,089												\$6,089	
D4031	Throughout building	1438442	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$332.10	\$332				\$332										\$332								\$664	
D5029	Throughout building	1438449	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	900	SF	\$6.64	\$5,978																		\$5,978				\$5,978	
D5037	Throughout building	1438448	Fire Alarm System, Standard Addressable, Install	20	10	10	900	SF	\$4.43	\$3,985										\$3,985												\$3,985	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$332	\$0	\$0	\$11,457	\$0	\$0	\$10,074	\$0	\$0	\$0	\$332	\$3,487	\$0	\$11,457	\$5,978	\$0	\$0		\$43,118
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$374	\$0	\$0	\$14,091	\$0	\$0	\$13,538	\$0	\$0	\$0	\$502	\$5,433	\$0	\$18,937	\$10,177	\$0	\$0		\$63,052

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

Pedley Elementary School / Portable - Classrooms 29

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Building Exterior	1448537	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985							\$3,985										\$3,985					\$7,970	
C3012	Throughout building	1438451	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	10	20	1200	SF	\$17.71	\$21,254																			\$21,254			\$21,254	
C3025	Throughout building	1438452	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472							\$7,472										\$7,472					\$14,945	
C3032	Throughout building	1438453	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	900	SF	\$3.87	\$3,487															\$3,487							\$3,487	
D3052	Building exterior	1438459	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	10	10	1	EA	\$6,088.50	\$6,089										\$6,089												\$6,089	
D4031	Throughout building	1438454	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$332.10	\$332				\$332										\$332								\$664	
D5029	Throughout building	1438461	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	900	SF	\$6.64	\$5,978																		\$5,978				\$5,978	
D5037	Throughout building	1438460	Fire Alarm System, Standard Addressable, Install	20	10	10	900	SF	\$4.43	\$3,985										\$3,985												\$3,985	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$332	\$0	\$0	\$11,457	\$0	\$0	\$10,074	\$0	\$0	\$0	\$332	\$3,487	\$0	\$11,457	\$5,978	\$0	\$21,254		\$64,372
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$374	\$0	\$0	\$14,091	\$0	\$0	\$13,538	\$0	\$0	\$0	\$502	\$5,433	\$0	\$18,937	\$10,177	\$0	\$38,388		\$101,440

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

Pedley Elementary School / Portable - Classrooms 30

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate													
B2011	Building Exterior	1448538	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985									\$3,985															\$7,970												
C3025	Throughout building	1438464	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472									\$7,472															\$14,945												
C3032	Throughout building	1438465	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	900	SF	\$3.87	\$3,487																	\$3,487							\$3,487												
D3052	Building exterior	1438471	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	10	10	1	EA	\$6,088.50	\$6,089												\$6,089												\$6,089												
D4031	Throughout building	1438466	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$332.10	\$332						\$332										\$332								\$664												
D5029	Throughout building	1438473	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	900	SF	\$6.64	\$5,978																								\$5,978												
D5037	Throughout building	1438472	Fire Alarm System, Standard Addressable, Install	20	10	10	900	SF	\$4.43	\$3,985												\$3,985												\$3,985												
Totals, Unescalated												\$0	\$0	\$0	\$0	\$332	\$0	\$0	\$11,457	\$0	\$0	\$10,074	\$0	\$0	\$0	\$332	\$3,487	\$0	\$11,457	\$5,978	\$0	\$0											\$43,118			
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$374	\$0	\$0	\$14,091	\$0	\$0	\$13,538	\$0	\$0	\$0	\$502	\$5,433	\$0	\$18,937	\$10,177	\$0	\$0														\$63,052

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

Pedley Elementary School / Portable - Classrooms B-1

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate														
B2011	Building Exterior	1448539	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985									\$3,985																\$7,970												
B3011	Roof	1444272	Roof, Modified Bituminous, Replace	20	5	15	1100	SF	\$11.07	\$12,177																	\$12,177								\$12,177												
C3025	Throughout building	1438476	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472									\$7,472																\$14,945												
C3032	Throughout building	1438477	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	900	SF	\$3.87	\$3,487																	\$3,487								\$3,487												
D3052	Building exterior	1438483	Heat Pump, Wall-Mounted, 3.5Ton, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																	\$6,089								\$6,089												
D4031	Throughout building	1438478	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$332.10	\$332						\$332										\$332									\$664												
D5029	Throughout building	1438485	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	900	SF	\$6.64	\$5,978																									\$5,978												
D5037	Throughout building	1438484	Fire Alarm System, Standard Addressable, Install	20	10	10	900	SF	\$4.43	\$3,985												\$3,985													\$3,985												
Totals, Unescalated												\$0	\$0	\$0	\$0	\$332	\$0	\$0	\$11,457	\$0	\$0	\$3,985	\$0	\$0	\$0	\$332	\$21,753	\$0	\$11,457	\$5,978	\$0	\$0												\$55,295			
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$374	\$0	\$0	\$14,091	\$0	\$0	\$5,356	\$0	\$0	\$0	\$502	\$33,890	\$0	\$18,937	\$10,177	\$0	\$0															\$83,327

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

Pedley Elementary School / Portable - Classrooms B-2

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate														
B2011	Building Exterior	1448542	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985									\$3,985																	\$7,970											
C3025	Throughout building	1438488	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472									\$7,472																	\$14,945											
C3032	Throughout building	1438489	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	900	SF	\$3.87	\$3,487																	\$3,487									\$3,487											
D3052	Building exterior	1438495	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																	\$6,089								\$6,089												
D4031	Throughout building	1438490	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$332.10	\$332						\$332										\$332										\$664											
D5029	Throughout building	1438497	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	900	SF	\$6.64	\$5,978																										\$5,978											
D5037	Throughout building	1438496	Fire Alarm System, Standard Addressable, Install	20	10	10	900	SF	\$4.43	\$3,985												\$3,985														\$3,985											
Totals, Unescalated												\$0	\$0	\$0	\$0	\$332	\$0	\$0	\$11,457	\$0	\$0	\$3,985	\$0	\$0	\$0	\$332	\$9,576	\$0	\$11,457	\$5,978	\$0	\$0													\$43,118		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$374	\$0	\$0	\$14,091	\$0	\$0	\$5,356	\$0	\$0	\$0	\$502	\$14,918	\$0	\$18,937	\$10,177	\$0	\$0															\$64,356

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

Pedley Elementary School / Portable - Classrooms B-3

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate														
B2011	Building Exterior	1448545	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985									\$3,985																	\$7,970											
C3025	Throughout building	1438500	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	900	SF	\$8.30	\$7,472									\$7,472																	\$14,945											
C3032	Throughout building	1438501	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	900	SF	\$3.87	\$3,487																	\$3,487									\$3,487											
D3052	Building exterior	1438507	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																	\$6,089									\$6,089											
D4031	Throughout building	1438502	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$332.10	\$332						\$332										\$332										\$664											
D5029	Throughout building	1438509	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	2	18	900	SF	\$6.64	\$5,978																										\$5,978											
D5037	Throughout building	1438508	Fire Alarm System, Standard Addressable, Install	20	10	10	900	SF	\$4.43	\$3,985												\$3,985														\$3,985											
Totals, Unescalated												\$0	\$0	\$0	\$0	\$332	\$0	\$0	\$11,457	\$0	\$0	\$3,985	\$0	\$0	\$0	\$332	\$9,576	\$0	\$11,457	\$5,978	\$0	\$0													\$43,118		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$374	\$0	\$0	\$14,091	\$0	\$0	\$5,356	\$0	\$0	\$0	\$502	\$14,918	\$0	\$18,937	\$10,177	\$0	\$0															\$64,356

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

Pedley Elementary School / Portable - Classrooms B-4

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
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* Markup/LocationFactor (1.107) has been included in unit costs.

Pedley Elementary School / Restroom Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate								
B2011	Building Exterior	1445266	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1500	SF	\$3.32	\$4,982								\$4,982									\$4,982						\$9,963							
C1031	Restrooms	1445271	Toilet Partitions, Metal, Replace	20	10	10	4	EA	\$940.95	\$3,764											\$3,764												\$3,764							
C3024	Restrooms	1445278	Interior Floor Finish, Vinyl Sheeting, Replace	15	4	11	400	SF	\$7.75	\$3,100												\$3,100											\$3,100							
C3032	Restrooms	1445268	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	6	19	400	SF	\$3.87	\$1,550																			\$1,550				\$1,550							
D3032	Roof	1445281	Condensing Unit, Split System, 1 Ton, Replace	15	9	6	1	EA	\$2,546.10	\$2,546							\$2,546																\$2,546							
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,546	\$4,982	\$0	\$0	\$3,764	\$3,100	\$0	\$0	\$0	\$0	\$0	\$4,982	\$0	\$1,550	\$0					\$20,922			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$3,040	\$6,127	\$0	\$0	\$5,058	\$4,291	\$0	\$0	\$0	\$0	\$0	\$8,234	\$0	\$2,718	\$0									\$29,467

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

Pedley Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate							
D2018	Playground	1445872	Drinking Fountain, Outside/Site Style, Replace	15	8	7	1	EA	\$3,985.20	\$3,985								\$3,985															\$3,985						
G2022	Front Parking Lot	1438563	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	36800	SF	\$0.50	\$18,332				\$18,332					\$18,332										\$18,332				\$18,332						
G2022	Front Parking Lot	1438564	Parking Lots, Asphalt Pavement, Mill & Overlay	25	8	17	36800	SF	\$3.87	\$142,582																		\$142,582					\$142,582						
G2047	Playground	1438559	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	1	4	37500	SF	\$23.25	\$871,763				\$871,763					\$871,763										\$871,763				\$871,763						
G2047	Playground	1438562	Play Structure, Medium, Replace	20	4	16	1	EA	\$22,140.00	\$22,140																		\$22,140					\$22,140						
G2047	Site	1438560	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	4	16	3200	SF	\$23.25	\$74,390																		\$74,390					\$74,390						
G2047	Site	1438561	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	7	18	37500	SF	\$3.87	\$145,294																			\$145,294				\$145,294						
G2057	Site	1438565	Irrigation System, , Replace/Install	25	16	9	257500	SF	\$3.87	\$997,684										\$997,684													\$997,684						
G4021	Parking Lot	1501486	Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Replace	20	8	12	2	EA	\$4,428.00	\$8,856																		\$8,856					\$8,856						
P000X	Site	1448583	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	0	0	0	1	EA	\$7,749.00	\$7,749	\$7,749																						\$7,749						
Totals, Unescalated											\$7,749	\$0	\$0	\$18,332	\$871,763	\$0	\$0	\$3,985	\$18,332	\$1,869,446	\$0	\$0	\$8,856	\$18,332	\$871,763	\$0	\$96,530	\$142,582	\$163,626	\$871,763	\$0							\$4,963,057	
Totals, Escalated (3.0% inflation, compounded annually)											\$7,749	\$0	\$0	\$20,032	\$981,176	\$0	\$0	\$4,901	\$23,222	\$2,439,203	\$0	\$0	\$12,627	\$26,921	\$1,318,619	\$0	\$154,903	\$235,666	\$278,562	\$1,528,641	\$0								\$7,032,222

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

Appendix F: Equipment Inventory List

D10 CONVEYING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1444237	D1013	Wheelchair Lift		Pedley Elementary School / MPR Building	MPR-Stage	PORCH-LIFT	No tag/plate found	132130			

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443829	D2023	Water Heater	15 GAL	Pedley Elementary School / Classrooms Building 5-8	Restrooms	No tag/plate found	No tag/plate found	No tag/plate found			
2	1444221	D2023	Water Heater		Pedley Elementary School / MPR Building	Utility closet	Bradford White	U45036FRN	LF34545763			
3	1444288	D2023	Water Heater		Pedley Elementary School / Portable - Staff Lounge	Building Interior - Restroom	Eemax	EMT2.5	No tag/plate found			

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1445281	D3032	Condensing Unit		Pedley Elementary School / Restroom Building	Roof	PANASONIC	CU-E9NKUA	CS-E9NKUAW	2006		
2	1444218	D3032	Condensing Unit		Pedley Elementary School / MPR Building	MPR-Conference Room	Mitsubishi	PUH24EK1	Illegible			
3	1438399	D3032	Heat Pump	3 TON	Pedley Elementary School / Portable - Classrooms 23-24	Building exterior	Bard	WH361-A05XX4XXX	125L961037292-02			
4	1444224	D3042	Exhaust Fan	1000 CFM	Pedley Elementary School / MPR Building	Kitchen						
5	1443845	D3042	Exhaust Fan	500 CFM	Pedley Elementary School / Classrooms Building 9-10	Roof	Cook	80PR 8PR	138S899931-02			2
6	1443819	D3042	Exhaust Fan	500 CFM	Pedley Elementary School / Classrooms Building 5-8	Roof	No tag/plate found	No tag/plate found	No tag/plate found			2
7	1443368	D3042	Exhaust Fan	500 CFM	Pedley Elementary School / Classrooms Building 11-14	Roof	Cook	120 PR 12PP	138S867553-00			5
8	1444307	D3042	Exhaust Fan		Pedley Elementary School / Classrooms Building 15-16	Building 15-16 Roof	No tag/plate found	No tag/plate found	No tag/plate found			3
9	1438387	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 21-22	Building exterior	Bard	WH361-A05XX4XXX	125C971089807-02			
10	1438361	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 18	Classroom G5	No tag/plate found	No tag/plate found	No tag/plate found			
11	1438349	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 17	Building exterior	Bard	W36H1-A05VP4XXX	309K102735236-02	2009		
12	1438517	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms B-4	Building exterior	Bard	W42HA-A04CP4XXX	362F193654211-02			
13	1438507	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms B-3	Building exterior	Bard	W42HA-A04CP4XXX	362F193654213-02			
14	1438555	D3052	Heat Pump		Pedley Elementary School / Portable - Staff Lounge	Building exterior	Bard	W42HA-A04VP4XXX	332F133021243-02			
15	1438471	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 30	Building exterior	Bard	WH421-A05VX4XXX	126J991369356-02			
16	1438447	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 28	Building exterior	Bard	WH421-A05VX4XXX	126J99126933-02			
17	1438433	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 27	Building exterior	Bard	W42H2-A04VP4XXX	332F143119714-02			
18	1438541	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms B-6	Building exterior	Bard	W42HA-A04CP4XXX	362F193654214-02			
19	1438423	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 26	Building exterior	Bard	W42H1-A04VP4XXX	332F133021239-02			
20	1438459	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 29	Building exterior	Bard	WH421-A05VX4XXX	126J991369364-02			
21	1438411	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 25	Building exterior	Bard	WH42H1-A04VP4XXX	332F133021236-02			
22	1438495	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms B-2	Building exterior	Bard	W42HA-A04CP4XXX	362D193643935-02			
23	1438529	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms B-5	Building exterior	Bard	WH42HA-A04CP4XXX	362F193654215-02			
24	1438483	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms B-1	Building exterior	Bard	W42HA-A04CP4XXX	362F193654208-02			
25	1438385	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 21-22	Building exterior	Bard	WH361-A05XX4XX	125L961037269-02	2009		
26	1438373	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 19-20	Building exterior	Bard	WH361-A05XX4XXX	125C971087801-02	2009		
27	1438397	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 23-24	Building exterior	Bard	WH361-A05XX4XXX	125C971089B04-02			
28	1438375	D3052	Heat Pump		Pedley Elementary School / Portable - Classrooms 19-20	Building exterior	Bard	WH361-A05XX4XXX	125C971087809-02	2009		
29	1444228	D3052	Packaged Unit (RTU)	14 TON	Pedley Elementary School / MPR Building	Roof	American Standard	YCH151C4L0BB	627100645D	2006		
30	1443802	D3052	Packaged Unit (RTU)	3 TON	Pedley Elementary School / Classrooms Building 1-4	Roof				2010		
31	1443791	D3052	Packaged Unit (RTU)	3 TON	Pedley Elementary School / Classrooms Building 1-4	Roof				2010		
32	1443815	D3052	Packaged Unit (RTU)	3 TON	Pedley Elementary School / Classrooms Building 5-8	Roof	American Standard	4YCC3036A4096AA	9261H9R9H	2009		
33	1444216	D3052	Packaged Unit (RTU)	3 TON	Pedley Elementary School / MPR Building	Roof	Trane	4YCC3036A1075BA	122412170L	2012		
34	1443810	D3052	Packaged Unit (RTU)	4 TON	Pedley Elementary School / Classrooms Building 5-8	Roof	American Standard	4YCC3048A4096AA	7255YSW9H	2007		
35	1443774	D3052	Packaged Unit (RTU)	4 TON	Pedley Elementary School / Classrooms Building 1-4	Roof				2009		
36	1443776	D3052	Packaged Unit (RTU)	4 TON	Pedley Elementary School / Classrooms Building 1-4	Roof				2015		
37	1443360	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 11-14	Roof	American Standard	4YCC3060A4096AA	614309N9H	2006		
38	1444242	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Office Building	Roof	Trane	4YCZ6048A4096DA	152112868L	2015		
39	1443838	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 9-10	Roof	American Standard	2YCC3060A1096AA	6282WE59H	2006		
40	1444310	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 15-16	Building 15-16 Roof	American Standard	4YCC3060A4096AA	61465D69H	2006		
41	1443843	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 9-10	Roof	American Standard	2YCC3060A1096AA	6291T5P9H	2006		
42	1443359	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 11-14	Roof	American Standard	4YCC3060A4096AA	61423DH9H	2006		
43	1444314	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 15-16	Building 15-16 Roof	American Standard	4YCC3060A4096AA	6145WUK9H	2006		
44	1443809	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 5-8	Roof	American Standard	4YCC3060A4096AA	61433XJ9H	2006		
45	1444210	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / MPR Building	Roof	American Standard	4YCC3060A4096AA	6145LGN9H	2006		
46	1443817	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 5-8	Roof	American Standard	4YCC3060A4096AA	6125NRH9H	2006		
47	1443365	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 11-14	Roof	American Standard	4YCC3060A4096AA	6145MX49H	2006		
48	1443375	D3052	Packaged Unit (RTU)	5 TON	Pedley Elementary School / Classrooms Building 11-14	Roof	American Standard	4YCC3060A4096AA	61433YG9H	2006		

49	1444213	D3094	Air Curtain	1000 CFM	Pedley Elementary School / MPR Building	Kitchen	Mars	36CH-0	9810PF36CH-L (F3)			
D40 FIRE PROTECTION												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1438466	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 30	Throughout building						
2	1438370	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 19-20	Throughout building						
3	1438382	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 21-22	Throughout building						2
4	1438514	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms B-4	Throughout building						
5	1438502	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms B-3	Throughout building						
6	1438526	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms B-5	Throughout building						
7	1438490	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms B-2	Throughout building						
8	1438430	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 27	Throughout building						
9	1438394	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 23-24	Throughout building						2
10	1438358	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 18	Throughout building						
11	1438406	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 25	Throughout building						
12	1438418	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 26	Throughout building						
13	1438538	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms B-6	Throughout building						
14	1438478	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms B-1	Throughout building						
15	1438550	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Staff Lounge	Throughout building						
16	1438442	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 28	Throughout building						
17	1438346	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 17	Throughout building						
18	1438454	D4031	Fire Extinguisher	Wet Chemical/CO2	Pedley Elementary School / Portable - Classrooms 29	Throughout building						

D50 ELECTRICAL												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1444249	D5012	Building/Main Switchboard		Pedley Elementary School / Office Building	Building Exterior	Square D	QED	097150-04	2006		
2	1443801	D5012	Building/Main Switchboard	400 AMP	Pedley Elementary School / Classrooms Building 1-4	Utility closet	ZINSCO	No tag/plate found	No tag/plate found	1958		
3	1444241	D5012	Secondary Transformer	112.5 kVA	Pedley Elementary School / Office Building	Building Exterior	ECR	Illegible	Illegible	2006		
4	1443795	D5012	Secondary Transformer	30 kVA	Pedley Elementary School / Classrooms Building 1-4	Building Exterior	Eaton Cutler-Hammer	H48M28T30A	J06G06267	2006		
5	1444247	D5037	Fire Alarm Control Panel		Pedley Elementary School / Office Building	Utility closet	Honeywell	MS-9200UDLS	No tag/plate found	2006		

E10 EQUIPMENT												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1444217	E1093	Commercial Convection Oven, Double		Pedley Elementary School / MPR Building	Kitchen	Montague	No tag/plate found	No tag/plate found			
2	1444234	E1093	Commercial Exhaust Hood, 3 to 6 LF	LF	Pedley Elementary School / MPR Building	Kitchen						
3	1444219	E1093	Commercial Food Warmer		Pedley Elementary School / MPR Building	Kitchen	Carter-Hoffmann	TH-15	320450/1038			
4	1444202	E1093	Commercial Food Warmer		Pedley Elementary School / MPR Building	Kitchen	Cres Cor	H-137-SUA-12D	8400-019			
5	1444222	E1093	Commercial Freezer, Chest		Pedley Elementary School / MPR Building	Kitchen	Beverage-Air	SM58N-W	10209896			
6	1444220	E1093	Commercial Garbage Disposal, 1 to 3 HP		Pedley Elementary School / MPR Building	Kitchen	IN SINK ERATOR	SS50-26	WB343775			
7	1444215	E1093	Commercial Range/Oven, 2-Burner w/ Griddle		Pedley Elementary School / MPR Building	Kitchen	WOLF	No tag/plate found	No tag/plate found			
8	1444233	E1093	Commercial Refrigerator, 2-Door Reach-In		Pedley Elementary School / MPR Building	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found			
9	1444211	E1093	Commercial Refrigerator, 3-Door Reach-In		Pedley Elementary School / MPR Building	Kitchen	True	T-72F	1-3056670			
10	1444225	E1093	Commercial Warmer/Warming Drawers, Set of 4		Pedley Elementary School / MPR Building	Kitchen	THURMADUKE	M-3-8R	Illegible			

G40 OTHER												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1501486	G4021	Site Pole Light		Pedley Elementary School / Site	Parking Lot						2