



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC ARCHITECTS
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Andrew Thompson



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EMG PROJECT #:

139069.19R000-011.354

DATE OF REPORT:

October 22, 2019

ON SITE DATE:

September 12, 2019

PERALTA ELEMENTARY SCHOOL

6450 Peralta Place
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	6450 Peralta Place, Jurupa Valley, California 92509
Site Developed	1996
Property Type	Elementary School
Current Occupants	Jurupa Unified School District
Building Area	43,600 SF
Number of Buildings	Seven
Date(s) of Visit	September 12, 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	David Harrell
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Buildings

Building Summary			
Building	Use	Constructed	Area(SF)
A	Administration/Library	1996	5,700
B	Classrooms	1996	7,800
C	Classrooms	1996	3,200
D	Classrooms	1996	7,800
E	Multipurpose/Kitchen	1996	5,000

Building Summary

Building	Use	Constructed	Area(SF)
G	Classrooms	1996	6,400
H	Classrooms	2005	7,700
TOTAL			43,600

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.

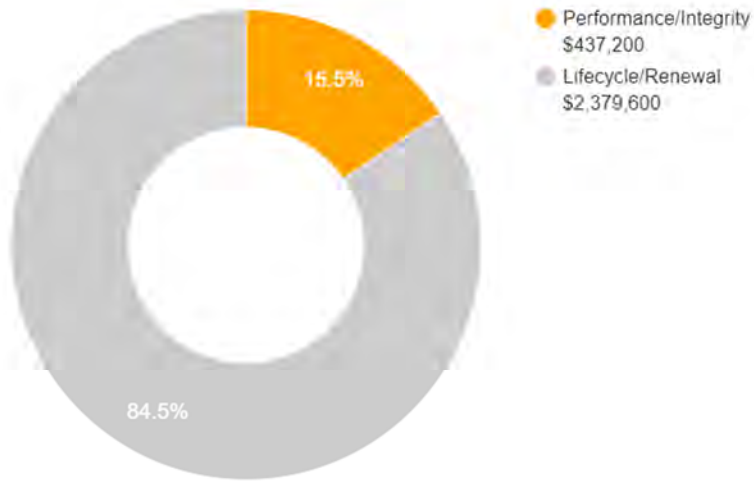
Plan Types

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: \$2,816,800

Campus Findings and Deficiencies

Historical Summary

The campus consists of a combination of single and multi-story buildings. The majority were constructed in 1996 and the last completed in 2005.

Architectural

Most facilities consist of wood frame construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately at the majority of the sites. Issues with roof leaks were primarily observed at Buildings B, D, E and G. Budgetary costs for repairs have been provided to address these issues. For all the buildings, only typical lifecycle interior finish, and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 1996 campus construction and have been well-maintained since that time. Most of the RTU's were replaced in 2012 and are in fair condition. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Site

The site primarily consists of paved parking areas, drive aisles, walkways, sports courts, sports fields, playgrounds and landscaped areas. Lifecycle mill and overlay of the asphalt pavement is anticipated. Concrete sidewalks have been periodically replaced and sectionally replaced as needed over the years. Chain link fencing is located throughout the site

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

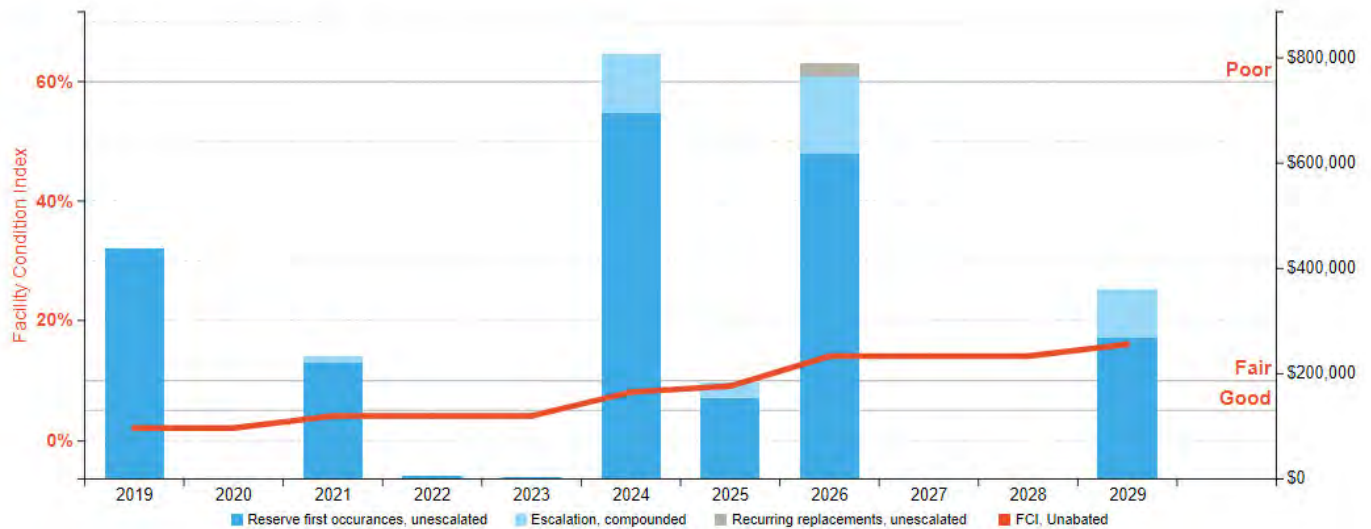
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Peralta Elementary School / Building A	\$450	5,700	\$2,565,000	2.7%	3.6%	3.6%	10.9%
Peralta Elementary School / Building B	\$450	7,800	\$3,510,000	2.7%	3.6%	3.9%	12.2%
Peralta Elementary School / Building C	\$450	3,200	\$1,440,000	2.7%	3.8%	3.8%	11.0%
Peralta Elementary School / Building D	\$450	7,800	\$3,510,000	2.7%	3.7%	3.7%	12.2%
Peralta Elementary School / Building E	\$450	5,000	\$2,250,000	2.7%	3.9%	4.1%	15.4%
Peralta Elementary School / Building G	\$450	6,400	\$2,880,000	2.7%	4.8%	4.8%	10.2%
Peralta Elementary School / Building H	\$450	7,700	\$3,465,000	0.0%	0.7%	0.7%	9.2%
Peralta 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: Peralta Elementary School

Replacement Value: \$ 17,662,050; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Peralta Elementary School	6	\$437,154
Total	6	\$437,154

Peralta Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1434711	Peralta Elementary School / Building G	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$77,933
1429964	Peralta Elementary School / Building E	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$60,885
1434904	Peralta Elementary School / Building D	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$94,981
1435949	Peralta Elementary School / Building C	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$38,966
1435623	Peralta Elementary School / Building B	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$94,981
1435723	Peralta Elementary School / Building A	B3011	Roof, Single-Ply EPDM Membrane, Replace	Poor	Performance/Integrity	\$69,409
Total (6 items)						\$437,154

Key Findings



Roof in Poor condition.

Single-Ply EPDM Membrane
Building G Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$77,900

\$\$\$\$

The roof is beginning to fail and develop voids and pockets throughout. Replacement is recommended. -
AssetCALC ID: 1434711

Roof in Poor condition.

Single-Ply EPDM Membrane
Building C Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$39,000

\$\$\$\$

. - AssetCALC ID: 1435949



Roof in Poor condition.

Single-Ply EPDM Membrane
Building E Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$60,900

\$\$\$\$

The polyurethane foam covering is beginning to deteriorate and chip exposing the roof to further damage. -
AssetCALC ID: 1429964



Roof in Poor condition.

Single-Ply EPDM Membrane
Building D Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$95,000

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The roof is beginning to fail and develop voids and pockets throughout. Replacement is recommended. -
AssetCALC ID: 1434904

Roof in Poor condition.

Single-Ply EPDM Membrane
Building A Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$69,400

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- AssetCALC ID: 1435723



Roof in Poor condition.

Single-Ply EPDM Membrane
Building B Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$95,000

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The roof is beginning to fail and develop voids and pockets throughout. Replacement is recommended. -
AssetCALC ID: 1435623

2. Building A



Building A: Systems Summary

Address	6450 Peralta Place, Jurupa Valley, California 92509	
Constructed/Renovated	1996	
Building Size	5,700 SF	
Number of Stories	One	
<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 EPDM	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Building A: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, 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	The POC indicated issues throughout the building with roof leaks. Roof replacement	

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	-	\$12,000	-	\$7,800	\$26,000	\$45,700
Roofing	\$69,400	-	-	-	\$125,400	\$194,800
Interiors	-	-	\$29,300	\$44,200	\$146,700	\$220,200
Plumbing	-	-	\$11,700	\$16,000	\$70,300	\$98,100
Fire Suppression	-	\$10,000	\$800	-	\$1,000	\$11,800
HVAC	-	-	\$1,500	\$31,000	\$77,200	\$109,800
Electrical	-	-	-	\$69,400	\$26,100	\$95,500
Fire Alarm & Comm	-	-	\$31,300	-	\$3,200	\$34,400
Equipment/Special	-	-	\$1,900	-	\$2,600	\$4,500
TOTALS	\$69,400	\$22,000	\$76,500	\$168,400	\$478,500	\$814,800

3. Building B



Building B: Systems Summary

Address	6450 Peralta Place, Jurupa Valley, California 92509	
Constructed/Renovated	1996	
Building Size	7,800 SF	
Number of Stories	One	
<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 EPDM	Poor
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Building B: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	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	The POC indicated issues throughout the building with roof leaks. Roof replacement	

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	-	\$17,600	-	\$23,300	\$36,800	\$77,700
Roofing	\$95,000	-	-	-	\$171,500	\$266,500
Interiors	-	\$6,000	\$35,300	\$51,300	\$174,500	\$267,200
Plumbing	-	-	\$9,200	\$53,000	\$85,800	\$147,900
Fire Suppression	-	\$13,700	\$1,500	-	\$2,100	\$17,300
HVAC	-	-	\$6,200	\$42,500	\$111,300	\$160,000
Electrical	-	-	-	\$16,700	\$149,900	\$166,600
Fire Alarm & Comm	-	-	\$40,000	-	-	\$40,000
TOTALS	\$95,000	\$37,300	\$92,200	\$186,800	\$731,900	\$1,143,200

4. Building C



Building C: Systems Summary

Address	6450 Peralta Place, Jurupa Valley, California 92509	
Constructed/Renovated	1996	
Building Size	3,200 SF	
Number of Stories	One	
<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 EPDM	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Building C: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	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	The POC indicated issues throughout the building with roof leaks. Roof replacement	

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	-	\$9,500	-	\$6,500	\$18,300	\$34,300
Roofing	\$39,000	-	-	-	\$70,400	\$109,300
Interiors	-	-	\$15,400	\$45,000	\$62,000	\$122,400
Fire Suppression	-	\$5,600	\$600	-	\$800	\$7,000
HVAC	-	-	-	\$17,400	\$53,600	\$71,100
Electrical	-	-	\$2,300	\$50,300	\$90,900	\$143,500
Fire Alarm & Comm	-	-	\$16,400	-	-	\$16,400
TOTALS	\$39,000	\$15,100	\$34,700	\$119,200	\$296,000	\$504,000

5. Building D



Building D: Systems Summary

Address	6450 Peralta Place, Jurupa Valley, California 92509	
Constructed/Renovated	1996	
Building Size	7,800 SF	
Number of Stories	One	
<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 EPDM	Poor
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Building D: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	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	The POC indicated issues throughout the building with roof leaks. Roof replacement	

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	-	\$17,600	-	\$23,300	\$36,800	\$77,700
Roofing	\$95,000	-	-	-	\$171,500	\$266,500
Interiors	-	-	\$35,300	\$60,200	\$177,000	\$272,500
Plumbing	-	\$600	\$9,200	\$52,100	\$86,800	\$148,800
Fire Suppression	-	\$13,700	\$1,500	-	\$2,100	\$17,300
HVAC	-	-	\$6,200	\$42,500	\$112,200	\$160,800
Electrical	-	-	-	\$13,500	\$149,900	\$163,300
Fire Alarm & Comm	-	-	\$40,000	-	-	\$40,000
TOTALS	\$95,000	\$31,900	\$92,200	\$191,600	\$736,300	\$1,146,900

6. Building E



Building E: Systems Summary

Address	6450 Peralta Place, Jurupa Valley, California 92509	
Constructed/Renovated	1996	
Building Size	5,000 SF	
Number of Stories	One	
<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 EPDM	Poor
Interiors	Walls: wallpaper, painted gyp, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Building E: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, 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	The POC indicated issues throughout the building with roof leaks. Roof replacement	

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	-	\$11,600	-	\$15,000	\$28,800	\$55,400
Roofing	\$60,900	-	-	-	\$110,000	\$170,900
Interiors	-	\$4,700	\$24,800	\$13,500	\$90,600	\$133,600
Plumbing	-	-	\$2,400	\$19,500	\$54,100	\$76,000
Fire Suppression	-	\$8,800	-	\$3,600	-	\$12,400
HVAC	-	-	\$16,600	\$27,200	\$77,200	\$121,000
Electrical	-	-	\$56,000	\$18,500	\$304,900	\$379,500
Fire Alarm & Comm	-	-	\$19,200	\$29,800	\$30,000	\$79,000
Equipment/Special	-	-	\$16,900	\$29,000	\$23,800	\$69,700
TOTALS	\$60,900	\$25,100	\$135,900	\$156,100	\$719,400	\$1,097,500

7. Building G



Building G: Systems Summary

Address	6450 Peralta Place, Jurupa Valley, California 92509	
Constructed/Renovated	1996	
Building Size	6,400 SF	
Number of Stories	One	
<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 EPDM	Poor
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Building G: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	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	The POC indicated issues throughout the building with roof leaks. Roof replacement	

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	-	\$13,200	-	\$15,500	\$31,000	\$59,700
Roofing	\$77,900	-	-	-	\$140,800	\$218,700
Interiors	-	\$2,900	\$24,700	\$41,300	\$98,600	\$167,500
Fire Suppression	-	\$11,300	\$1,200	-	\$1,600	\$14,000
HVAC	-	-	-	\$34,900	\$107,300	\$142,100
Electrical	-	-	-	\$29,100	\$123,000	\$152,100
Fire Alarm & Comm	-	\$30,100	-	-	-	\$30,100
Equipment/Special	-	-	-	\$53,600	-	\$53,600
TOTALS	\$77,900	\$57,500	\$25,900	\$174,400	\$502,300	\$837,800

8. Building H



Building H: Systems Summary

Address	6450 Peralta Place, Jurupa Valley, California 92509	
Constructed/Renovated	2005	
Building Size	7,700 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, ceramic tile Ceilings: ACT	Fair
Elevators	Hydraulic: 1 car serving all floors	Fair
Plumbing	Copper supply and cast iron waste and venting No water heaters Toilets, urinals, and sinks in all restrooms	Fair

Building H: Systems Summary		
HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	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	Typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.	

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	-	\$21,100	-	-	\$48,700	\$69,800
Roofing	-	-	-	\$54,200	-	\$54,200
Interiors	-	\$2,300	\$97,100	-	\$188,100	\$287,500
Elevators	-	-	-	-	\$97,700	\$97,700
Plumbing	-	-	-	-	\$52,800	\$52,800
Fire Suppression	-	-	\$1,200	\$17,200	\$1,600	\$19,900
HVAC	-	-	-	\$87,200	\$54,700	\$141,900
Electrical	-	-	-	\$94,500	\$49,000	\$143,500
Fire Alarm & Comm	-	-	-	\$40,700	-	\$40,700
TOTALS	-	\$23,400	\$98,300	\$293,800	\$492,600	\$908,000

9. Site Summary



Site Information		
Lot Size	8.9 acres (estimated)	
Parking Spaces	78 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing, CMU dumpster enclosures Playgrounds and sports courts Picnic tables, trash receptacles	Fair
Landscaping and Topography	No significant landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED, metal halide	Fair
Ancillary Structures	Picnic shelters	--
Key Issues and Findings	None	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Plumbing	-	-	-	\$5,400	-	\$5,400
Fire Alarm & Comm	-	-	\$83,100	-	-	\$83,100
Site Lighting	-	-	-	-	\$22,000	\$22,000
Pavement	-	\$18,000	-	\$20,800	\$257,400	\$296,200
Site Development	-	\$8,400	\$171,300	\$13,900	\$231,200	\$424,900
Landscaping	-	-	-	-	\$375,400	\$375,400
TOTALS	-	\$26,400	\$254,400	\$40,100	\$886,000	\$1,207,000

10. 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 1996. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

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

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

Building A: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building B: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building C: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building D: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building E: 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"/>

Building E: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building G: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building H: Accessibility Issues

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

Site: Accessibility Issues

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

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

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

11. 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.

12. 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.

13. 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 Peralta Elementary School, 6450 Peralta Place, 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: David Harrell, PE,
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Reviewed by:



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14. 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	BUILDING A
----	------------



#2	BUILDING C
----	------------



#3	BUILDING D
----	------------



#4	BUILDING E
----	------------



#5	BUILDING G
----	------------



#6	BUILDING H
----	------------



#7	LUNCH SHELTER
----	---------------



#8	LUNCH SHELTER
----	---------------



#9	EXTERIOR WALL
----	---------------



#10	ROOF POLYURETHANE COATING
-----	---------------------------



#11	ROOF DETERIORATION
-----	--------------------



#12	WINDOW, ALUMINUM DOUBLE-GLAZED
-----	--------------------------------



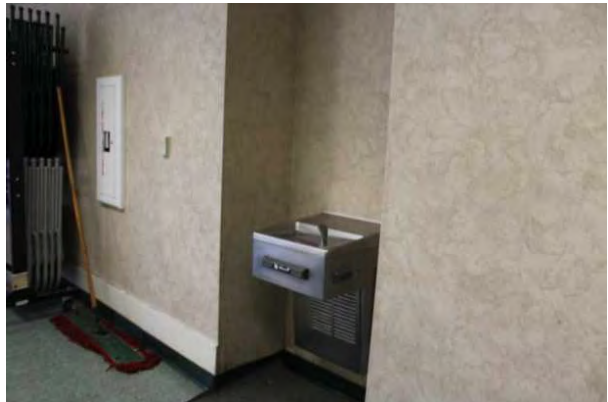
#13	STOREFRONT, METAL-FRAMED WINDOWS
-----	----------------------------------



#14	EXTERIOR DOOR, STEEL
-----	----------------------



#15	ROOF, MODIFIED BITUMINOUS
-----	---------------------------



#16	INTERIOR WALL FINISH, WALLPAPER
-----	---------------------------------



#17	INTERIOR FLOOR FINISH, VINYL TILE (VCT)
-----	---



#18	INTERIOR FLOOR FINISH, CERAMIC TILE
-----	-------------------------------------



#19 INTERIOR FLOOR FINISH, CARPET COMMERCIAL TILE



#20 INTERIOR FLOOR FINISH, CARPET COMMERCIAL TILE



#21 INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE (ACT)



#22 INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE (ACT)



#23 ELEVATOR, HYDRAULIC



#24 TOILET, COMMERCIAL WATER CLOSET



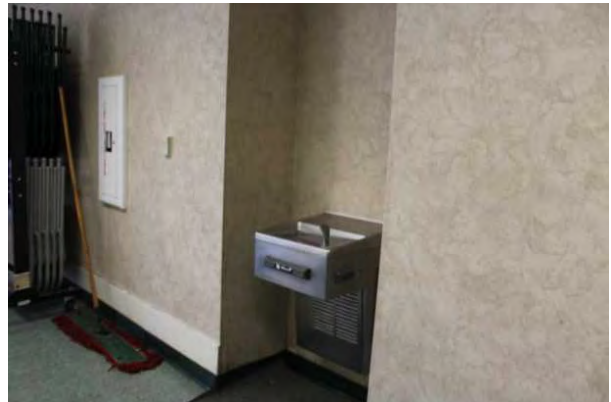
#25	URINAL, STANDARD
-----	------------------



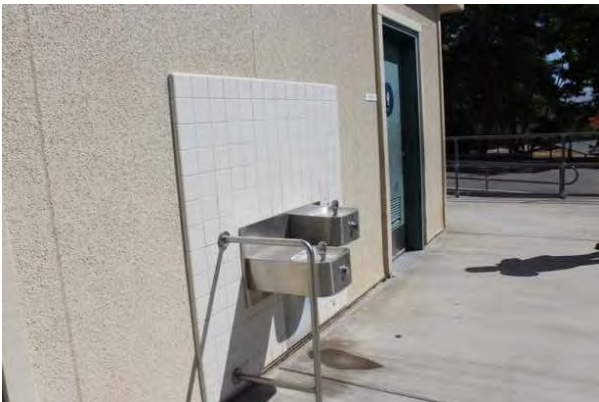
#26	SINK/LAVATORY, WALL-HUNG, VITREOUS CHINA
-----	--



#27	COMMERCIAL KITCHEN SINK, STAINLESS STEEL
-----	--



#28	DRINKING FOUNTAIN, INTERIOR
-----	-----------------------------



#29	DRINKING FOUNTAIN, OUTSIDE
-----	----------------------------



#30	WATER HEATER, ELECTRIC
-----	------------------------



#31	WATER HEATER, ELECTRIC
-----	------------------------



#32	WATER HEATER, ELECTRIC
-----	------------------------



#33	EXHAUST FAN, ROOF
-----	-------------------



#34	PACKAGED UNIT (RTU)
-----	---------------------



#35	PACKAGED UNIT (RTU)
-----	---------------------



#36	FIRE EXTINGUISHER
-----	-------------------



#37	FIRE SUPPRESSION SYSTEM, COMMERCIAL KITCHEN
-----	---



#38	SECONDARY TRANSFORMER
-----	-----------------------



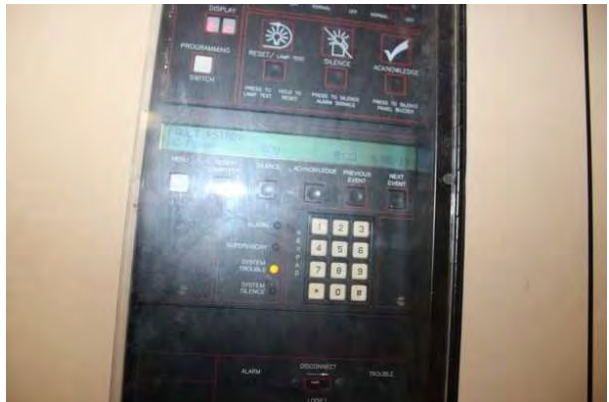
#39	BUILDING/MAIN SWITCHBOARD
-----	---------------------------



#40	LIGHT FIXTURE, EXTERIOR FLOOD
-----	-------------------------------



#41	LIGHTING SYSTEM, INTERIOR
-----	---------------------------



#42	FIRE ALARM CONTROL PANEL, ADDRESSABLE
-----	---------------------------------------



#43	EXIT SIGN LIGHT FIXTURE, LED
-----	------------------------------



#44	EMERGENCY LIGHT, 2-HEAD WITH BATTERY
-----	--------------------------------------



#45	DEFIBRILLATOR (AED), CABINET MOUNTED
-----	--------------------------------------



#46	COMMERCIAL KITCHEN, FOOD WARMER
-----	---------------------------------



#47	COMMERCIAL KITCHEN, FREEZER, CHEST
-----	------------------------------------



#48	COMMERCIAL KITCHEN, EXHAUST HOOD
-----	----------------------------------



#49	COMMERCIAL KITCHEN, FREEZER, 2-DOOR REACH-IN
-----	--



#50	COMMERCIAL KITCHEN, CONVECTION OVEN, DOUBLE
-----	---



#51	PARKING LOTS, ASPHALT PAVEMENT
-----	--------------------------------



#52	PLAY STRUCTURE, MEDIUM
-----	------------------------



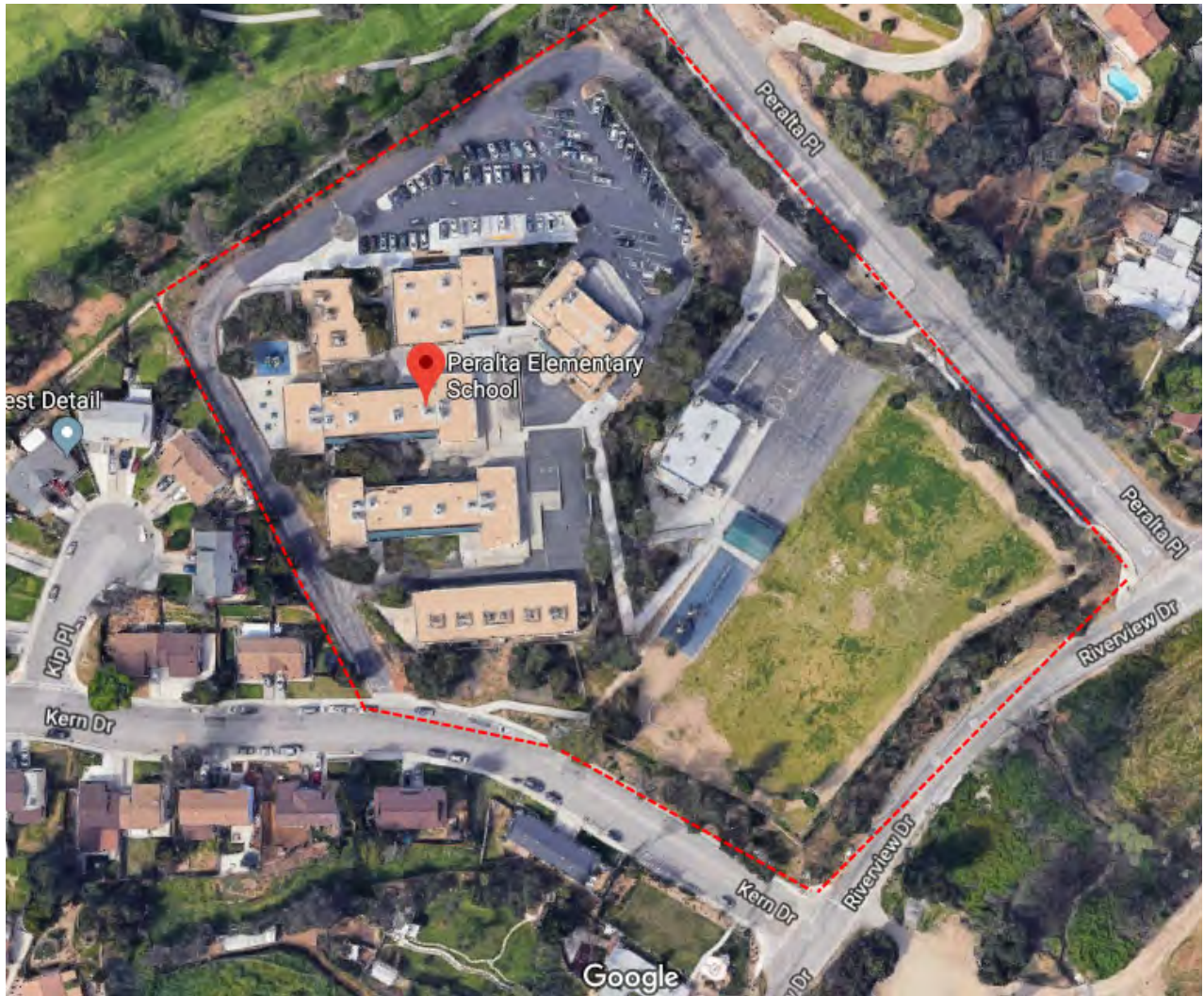
#53	PLAY SURFACES AND SPORTS COURTS, POURED-IN-PLACE RUBBER
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#54	PLAY SURFACES AND SPORTS COURTS, ASPHALT
-----	--

Appendix B: Site and Floor Plans

Aerial Site Plan



SOURCE:

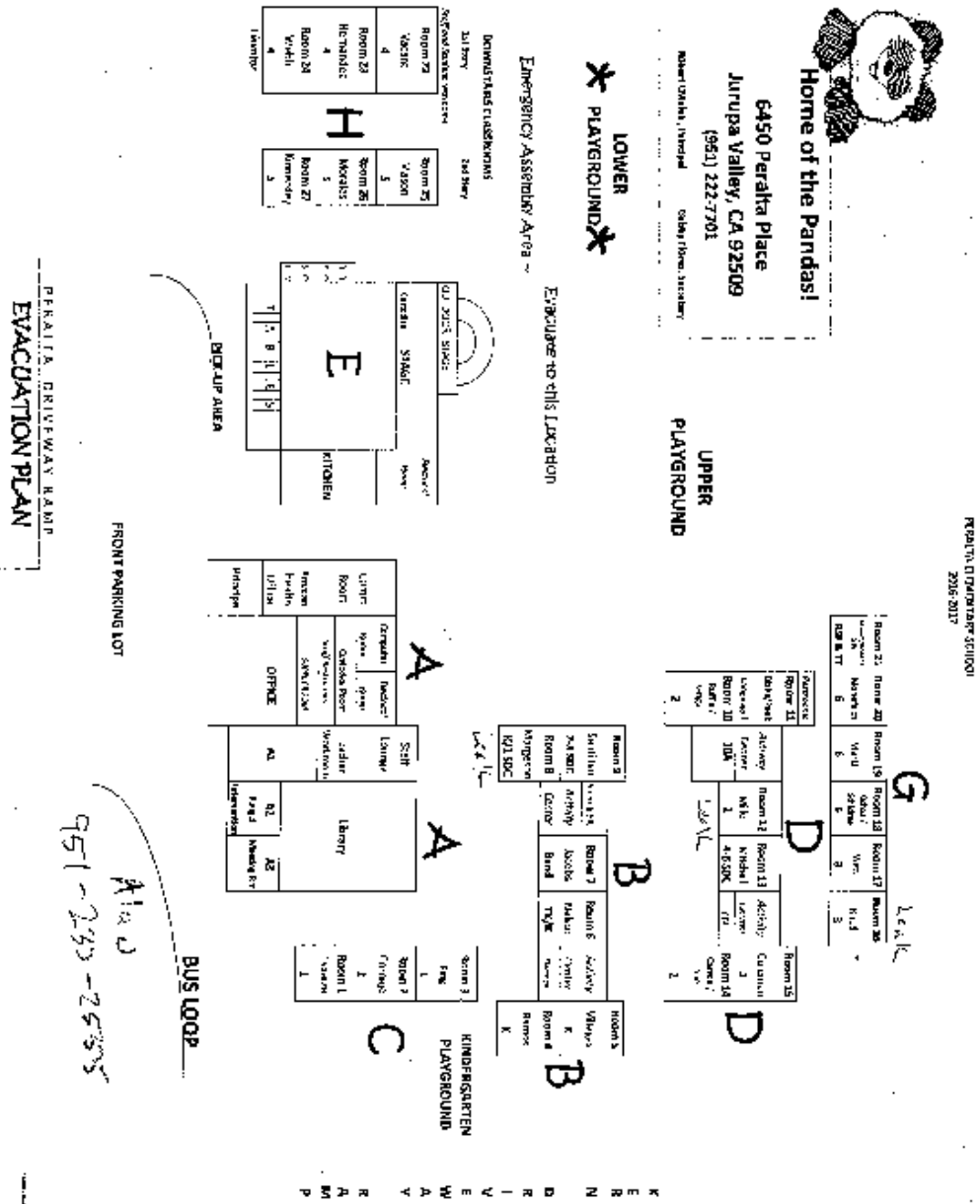
Google Maps



ON-SITE DATE:

September 12, 2019

Floor Plan



SOURCE:

Jurupa Unified School District



ON-SITE DATE:

September 12, 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: Peralta ES

No. of Buildings: (6) single story mfg.
bldg.'s (1) two stories

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: 1996	Built:	Renovated:	Historical: N
No. of Stories: (5) single story (1) two story (9) portables		Floor(s)	
Total Site Area: 8		Acres	
Total Building Area: 39,249		Sq. ft.	
Building Replacement Value:	\$ UNK		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	2004	2019	None
2. HVAC	None	PM 2019	None
3. Plumbing System/Fixtures	None	None	None
4. Electrical System/Lighting	2015	None	New LED classroom Lts.
5. Life-Safety/Fire	None	2019	
6. Roofs	None	None	

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	Shade structure, ADA POT up-grades, DG track
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	23 yrs.
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 back up 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			



Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
4 Are there any unresolved construction defects at the property?	Y				Do to the type of pre-mfg. bldg. construction, there are many issues with wood rot.
5 Has any part of the property ever contained visible suspect mold growth?	Y				Library had roof drain leak, repairs have been made
6 Have there been indoor air quality or mold related complaints from occupants?		N			
7 Is there a mold Operations and Maintenance Plan?		N			
8 Are there any Asbestos Containing Building Materials in the building?		N			
9 Is there an Asbestos Operations and Maintenance Plan? (AHERA?)	Y				
10 Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?			UN		
GENERAL SITE					
11 Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		N			
12 Are there any problems with the landscape irrigation systems?	Y				Field coverage issues
BUILDING STRUCTURE					
13 Are there any problems with foundations or structures?				UN	
14 Is there any water infiltration in basements or crawl spaces?			N		
15 Has a termite/wood boring insect inspection been performed within the last year?			N		
16 Are there any wall, or window leaks?			N		
BUILDING ENVELOPE					
17 Are there any roof leaks?					
18 Is the roofing covered by a warranty or bond?			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
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			bldg..	Restrooms at 2 story
29 Is polybutylene piping used?		N			
30 Is galvanized piping used?		N			
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?	Y			2016, ADA POT upgrades for lunch shelter	
34 Does a Barrier Removal Plan exist for the property?		N			



Facility Condition Assessment Pre-Survey Questionnaire

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

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

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1
- 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
ADA survey and status of improvements implemented.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

9/10/19
Date

Appendix D: Component Condition Report

Component Condition Report

Peralta Elementary School / Building A

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	3,400 SF	2	1435705
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	6	7	1435731
B2032	Building Exterior	Fair	Exterior Door, Steel	9	17	1435704
Roofing						
B3011	Roof	Poor	Roof, Single-Ply EPDM Membrane	5,700 SF	0	1435723
Interiors						
C3012	Interior	Fair	Interior Wall Finish, Vinyl	7,500 SF	5	1435713
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	210 SF	17	1435711
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	540 SF	5	1435940
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Tile	5,000 SF	7	1435712
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	700 SF	5	1435709
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,000 SF	20	1435710
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	4	7	1435729
D2012	Common area restrooms	Fair	Urinal, Standard	1	7	1435730
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	7	1435727
D2018	Corridors	Fair	Drinking Fountain, Interior	1	5	1435943
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1435939
D2023	Mechanical closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	10	1435944
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,700 SF	17	1435722
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF), Full Retrofit, Medium Density/Complexity	5,700 SF	2	1435728
D4031	Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	1435707
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,700 SF	7	1435708
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF1]	1	5	1435938
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [OFF1]	1	13	1435719
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [OFF2]	1	13	1435808
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [FAC]	1	13	1435811
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [Library]	1	13	1435810
D3052	Roof	Fair	Packaged Unit (RTU), 3 Ton [A2A3]	1	13	1435809
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,700 SF	17	1435702
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	10	1435714
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,700 SF	10	1435715
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,700 SF	5	1435706
D5037	Office	Fair	Annunciator Alarm Panel	1	5	1435941

Peralta Elementary School / Building A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment/Special						
E1028	Nurse's station	Fair	Defibrillator (AED), Cabinet Mounted	1	5	1435942

Peralta Elementary School / Building B

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	5,000 SF	2	1435617
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	18	7	1435614
B2032	Building Exterior	Fair	Exterior Door, Steel	12	17	1435616
Roofing						
B3011	Roof	Poor	Roof, Single-Ply EPDM Membrane	7,800 SF	0	1435623
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	10,000 SF	5	1435611
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	750 SF	17	1435631
C3024	Corridors	Fair	Interior Floor Finish, Vinyl Tile (VCT)	500 SF	5	1435612
C3024	Classroom	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,000 SF	3	1435651
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	500 SF	17	1435630
C3025	Classroom	Good	Interior Floor Finish, Carpet Commercial Tile	5,800 SF	7	1435620
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,800 SF	22	1435621
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	9	7	1435619
D2012	Common area restrooms	Fair	Urinal, Standard	4	7	1435633
D2014	Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	7	1435618
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	7	1435622
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1435632
D2023	Mechanical closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	10	1435634
D2029	Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	7,800 SF	17	1435629
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF), Full Retrofit, Medium Density/Complexity	7,800 SF	2	1435628
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	5	1435610
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	7,800 SF	7	1435626
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF1]	1	5	1435642
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF3]	1	5	1435639
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF2]	1	5	1435638
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF6]	1	5	1435646
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM6]	1	13	1435644
D3052	Roof	Fair	Packaged Unit (RTU), 3 Ton [BLAB1]	1	13	1435643
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM9]	1	13	1435640
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM4]	1	13	1435635
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM5]	1	13	1435645

Peralta Elementary School / Building B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM7]	1	13	1435641
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton	1	11	1435636
D3052	Roof	Fair	Packaged Unit (RTU), 3 Ton [BLAB2]	1	13	1435637
Electrical						
D5012	Electrical room	Fair	Secondary Transformer, Dry, 75 kVA [Trans TB]	1	7	1435613
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,800 SF	17	1435624
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	10	10	1435615
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	7,800 SF	17	1435627
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	7,800 SF	5	1435625

Peralta Elementary School / Building C

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	2,700 SF	2	1435948
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	5	7	1435969
B2032	Building Exterior	Fair	Exterior Door, Steel	5	17	1435947
Roofing						
B3011	Roof	Poor	Roof, Single-Ply EPDM Membrane	3,200 SF	0	1435949
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	4,800 SF	5	1435956
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Tile	3,200 SF	7	1435955
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,200 SF	10	1435953
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF), Full Retrofit, Medium Density/Complexity	3,200 SF	2	1435968
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	5	1435951
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	3,200 SF	7	1435952
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [RM3]	1	13	1437143
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [RM2]	1	13	1437142
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [RM1]	1	13	1437141
Electrical						
D5012	Building exterior	Fair	Building/Main Switchboard, 120/208 V, 400 Amp [Panel DPF]	1	17	1435945
D5012	Exterior	Fair	Secondary Transformer, Dry, 45 kVA [Trans TF]	1	7	1435966
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	3,200 SF	17	1435946
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	10	1435958
D5022	Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	10	1437140
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,200 SF	10	1435959
D5092	Building	Fair	Emergency/Exit Combo LED	6	5	1478955
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	3,200 SF	5	1435950

Peralta Elementary School / Building D

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	5,000 SF	2	1434897
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	18	7	1434894
B2032	Building Exterior	Fair	Exterior Door, Steel	12	17	1434896
Roofing						
B3011	Roof	Poor	Roof, Single-Ply EPDM Membrane	7,800 SF	0	1434904
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	10,000 SF	5	1434891
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	750 SF	17	1435547
C3024	Corridors	Fair	Interior Floor Finish, Vinyl Tile (VCT)	500 SF	5	1434892
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	500 SF	17	1435546
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Tile	6,800 SF	7	1434900
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,800 SF	22	1434901
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	9	7	1434899
D2012	Common area restrooms	Fair	Urinal, Standard	4	7	1435549
D2014	Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	7	1434898
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	7	1434903
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1435548
D2023	Mechanical closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	2	1435550
D2029	Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	7,800 SF	17	1435487
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF), Full Retrofit, Medium Density/Complexity	7,800 SF	2	1434909
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	5	1434890
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	7,800 SF	7	1434907
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF2]	1	5	1435562
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF1]	1	5	1435565
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF3]	1	5	1435561
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF4]	1	5	1435570
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM14]	1	13	1435559
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM15]	1	13	1435558
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM11]	1	13	1435567
D3052	Roof	Fair	Packaged Unit (RTU), 3 Ton [DLAB2]	1	13	1435566
D3052	Roof	Fair	Packaged Unit (RTU), 3 Ton [DLAB1]	1	13	1435560
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM13]	1	13	1435563
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM12]	1	13	1435564
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [RM10]	1	13	1435568
Electrical						
D5012	Electrical room	Fair	Secondary Transformer, Dry, 45 kVA [Trans TD]	1	7	1434893
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,800 SF	17	1434905

Peralta Elementary School / Building D

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	10	10	1434895
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	7,800 SF	17	1434908
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	7,800 SF	5	1434906

Peralta Elementary School / Building E

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	3,300 SF	2	1429947
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	200 SF	7	1429969
B2032	Building Exterior	Fair	Exterior Door, Steel	6	17	1429946
B2032	MPR	Fair	Exterior Door, Steel	6	17	1434321
Roofing						
B3011	Roof	Poor	Roof, Single-Ply EPDM Membrane	5,000 SF	0	1429964
Interiors						
C1021	MPR	Fair	Interior Door, Wood Solid-Core	10	17	1434322
C3012	MPR	Fair	Interior Wall Finish, Wallpaper	2,700 SF	5	1434316
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	432 SF	17	1434334
C3012	Commercial kitchen	Fair	Interior Wall Finish, Ceramic Tile	390 SF	17	1434094
C3012	Stage	Fair	Interior Wall Finish, Wallpaper	630 SF	7	1434327
C3024	Commercial kitchen	Fair	Interior Floor Finish, Quarry Tile	260 SF	27	1434093
C3024	MPT	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,836 SF	5	1434315
C3024	Storage	Fair	Interior Floor Finish, Vinyl Tile (VCT)	200 SF	7	1434331
C3024	Supply	Fair	Interior Floor Finish, Vinyl Tile (VCT)	100 SF	7	1434329
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	288 SF	17	1434333
C3025	Stage	Fair	Interior Floor Finish, Carpet Commercial Tile	420 SF	5	1434326
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	2	1429952
C3032	Stage	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	420 SF	5	1434328
C3032	MPR	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,836 SF	10	1434317
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	4	7	1434336
D2012	Common area restrooms	Fair	Urinal, Standard	2	7	1434337
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	7	1434335
D2014	Commercial kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	15	1433516
D2018	MPR	Fair	Drinking Fountain, Interior	1	5	1434318
D2023	Janitor closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	9	1434332
D2023	Commercial kitchen	Good	Water Heater, Electric, Residential, 5 to 15 GAL	1	13	1434092
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,000 SF	17	1429963
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF), Full Retrofit, Medium Density/Complexity	5,000 SF	2	1479037
D4091	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood)	6 LF	10	1434091

Peralta Elementary School / Building E

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,000 SF	7	1429950
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 2,001 to 5,000 CFM [KH1]	1	5	1434380
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF2]	1	5	1434388
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [EF1]	1	5	1434371
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [MPRN]	1	13	1434378
D3052	Roof	Fair	Packaged Unit (RTU), 3 Ton [STAGE]	1	13	1434390
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [MPRS]	1	13	1434376
D3052	Roof	Fair	Packaged Unit (RTU), 3 Ton	1	5	1434387
Electrical						
D5012	Electrical room	Fair	Secondary Transformer, Dry, 15 kVA [XFMR TS]	1	7	1434324
D5012	Electrical room	Fair	Secondary Transformer, Dry, 45 kVA	1	7	1434325
D5012	Electrical room	Fair	Building/Main Switchboard, 277/480 V, 1,600 Amp	1	17	1434323
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,000 SF	17	1429945
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	9	5	1429959
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,000 SF	5	1429960
D5092	MPR	Fair	Exit Sign Light Fixture, LED	5	5	1434319
D5092	MPR	Fair	Emergency Light, 2-Head w/ Battery	3	5	1434320
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,000 SF	10	1429949
D5037	Supply room	Fair	Fire Alarm Control Panel, Addressable	1	5	1434330
Equipment/Special						
E1093	Commercial kitchen	Fair	Commercial Kitchen, Food Warmer	1	7	1433521
E1093	Commercial kitchen	Fair	Commercial Kitchen, Freezer, Chest	1	7	1433518
E1093	Commercial kitchen	Fair	Commercial Kitchen, Freezer, Chest	1	7	1434095
E1093	Commercial kitchen	Good	Commercial Kitchen, Exhaust Hood, 3 to 6 LF	1	10	1433850
E1093	Commercial kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	7	1433851
E1093	Commercial kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	4	1433517
E1093	Commercial kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	7	1433520
E1093	Commercial kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	7	1433519
E1093	Commercial kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1433522

Peralta Elementary School / Building G

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	3,760 SF	2	1434724
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	12	7	1434729
B2032	Building Exterior	Fair	Exterior Door, Steel	12	17	1434725
Roofing						
B3011	Roof	Poor	Roof, Single-Ply EPDM Membrane	6,400 SF	0	1434711
Interiors						

Peralta Elementary School / Building G

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	7,700 SF	5	1434802
C3024	Classroom	Fair	Interior Floor Finish, Vinyl Tile (VCT)	500 SF	2	1434800
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Tile	4,666 SF	7	1434715
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,184 SF	22	1434714
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF), Full Retrofit, Medium Density/Complexity	6,400 SF	2	1434705
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	1434822
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	6,400 SF	7	1434708
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [RM16]	1	13	1434829
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [RM17]	1	13	1434828
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [RM20]	1	13	1434824
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [RM19]	1	13	1434826
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [RM21]	1	13	1434823
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [RM18]	1	13	1434827
Electrical						
D5012		Fair	Secondary Transformer, Dry, 150 kVA [Trans TG]	1	7	1434760
D5012	Building exterior	Fair	Building/Main Switchboard, 120/208 V, 600 Amp [Panel DPG]	1	26	1434598
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,400 SF	17	1434710
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	10	1434726
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	6,400 SF	17	1434707
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	6,400 SF	2	1434709
Equipment/Special						
E2012	Throughout	Fair	Kitchen Cabinetry, Stock Hardwood	120 LF	10	1434713

Peralta Elementary School / Building H

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	6,000 SF	2	1434408
B2021	Building Exterior	Good	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	12	16	1434403
B2032	Building Exterior	Fair	Exterior Door, Steel	10	26	1434407
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	4,100 SF	6	1434421
Interiors						
C3012	Interior	Fair	Interior Wall Finish, Vinyl	11,550 SF	5	1434444
C3024	Common area restrooms	Good	Interior Floor Finish, Ceramic Tile	300 SF	26	1434416
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Tile	7,200 SF	5	1434417
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,000 SF	2	1434415
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,700 SF	15	1434418
Elevators						

Peralta Elementary School / Building H

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1011	Elevator	Fair	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors, Renovate	1	16	1434580
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	8	16	1434412
D2012	Common area restrooms	Fair	Urinal, Standard	2	16	1434583
D2014	Classroom	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	20	1434409
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	16	1434420
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	500 SF	26	1434426
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF), Full Retrofit, Medium Density/Complexity	7,700 SF	10	1434427
D4031	Front entrance	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	5	1434579
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	7,700 SF	16	1434424
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton	1	6	1434596
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton	1	6	1434592
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton	1	6	1434588
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton	1	6	1434594
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton	1	6	1434591
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton	1	6	1434597
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, Dry, 45 kVA	1	16	1434581
D5012	Building exterior	Fair	Secondary Transformer, Dry, 150 kVA	1	16	1434585
D5019	Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	7,700 SF	26	1434422
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	9	10	1434406
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	7,700 SF	10	1434425
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	7,700 SF	6	1434423

Peralta Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1021	Lunch shelter	Good	Roof Structure, Flat, Metal Deck over Steel Beams	1,100 SF	61	1437171
B1021	Lunch shelter	Good	Roof Structure, Flat, Metal Deck over Steel Beams	700 SF	55	1437167
Plumbing						
D2018	Playground	Fair	Drinking Fountain, Outside/Site Style	1	10	1437151
Fire Alarm & Comm						
D5032	Site	Fair	Public Address/Announcement (PA) System, Facility Wide	39,249 SF	5	1437165
Pavement						
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	34,000 SF	2	1437157
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	34,000 SF	15	1437158
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	20,000 SF	35	1479088
Site Development						

Peralta Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	2,300 LF	17	1437154
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	16	15	1479094
G2047	Playground	Fair	Play Structure, Medium	3	5	1437161
G2047	Playground- east	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	3,500 SF	5	1437163
G2047	Playground - west	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	800 SF	10	1437164
G2047	Playground	Fair	Sports Apparatus, Basketball Backstop	4	11	1437170
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	16,000 SF	2	1437162
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High	16 LF	17	1479091
Landscaping						
G2057	Landscaping	Fair	Irrigation System, Replace/Install	70,000 SF	11	1437155
Site Lighting						
G4021	Site	Good	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	3	17	1437169

Appendix E: Replacement Reserves

Building	Subfolder	Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
Peralta Elementary School	Building G	D3041	Throughout building	1434708	HVAC System Ductwork, Medium Density, Replace	30	23	7	6400	SF	\$4.43	\$28,339									\$28,339															\$28,339	
Peralta Elementary School	Building G	D3052	Roof	1434829	Packaged Unit (RTU), 5 Ton, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177										\$12,177	
Peralta Elementary School	Building G	D3052	Roof	1434828	Packaged Unit (RTU), 5 Ton, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177										\$12,177	
Peralta Elementary School	Building G	D3052	Roof	1434824	Packaged Unit (RTU), 5 Ton, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177										\$12,177	
Peralta Elementary School	Building G	D3052	Roof	1434826	Packaged Unit (RTU), 5 Ton, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177										\$12,177	
Peralta Elementary School	Building G	D3052	Roof	1434823	Packaged Unit (RTU), 5 Ton, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177										\$12,177	
Peralta Elementary School	Building G	D3052	Roof	1434827	Packaged Unit (RTU), 5 Ton, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177										\$12,177	
Peralta Elementary School	Building G	D4019	Throughout building	1434705	Sprinkler Heads (per SF), Full Retrofit, Medium Density/Complexity, Replace	25	23	2	6400	SF	\$1.66	\$10,627			\$10,627																					\$10,627	
Peralta Elementary School	Building G	D4031	Front entrance	1434822	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$166.05	\$996							\$996									\$996								\$996	
Peralta Elementary School	Building G	D5012	Building G	1434760	Secondary Transformer, Dry, 150 kVA, Replace	30	23	7	1	EA	\$22,140.00	\$22,140									\$22,140															\$22,140	
Peralta Elementary School	Building G	D5019	Throughout building	1434710	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	6400	SF	\$2.77	\$17,712																			\$17,712					\$17,712	
Peralta Elementary School	Building G	D5022	Building exterior	1434726	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	6	EA	\$232.47	\$1,395												\$1,395													\$1,395
Peralta Elementary School	Building G	D5029	Throughout building	1434707	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	3	17	6400	SF	\$8.86	\$56,678																			\$56,678					\$56,678	
Peralta Elementary School	Building G	D5037	Throughout building	1434709	Fire Alarm System, Standard Addressable, Upgrade	20	18	2	6400	SF	\$4.43	\$28,339			\$28,339																					\$28,339	
Peralta Elementary School	Building G	E2012	Throughout	1434713	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	120	LF	\$332.10	\$39,852												\$39,852												\$39,852	
Peralta Elementary School	Building H	B2011	Building Exterior	1434408	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	6000	SF	\$3.32	\$19,926			\$19,926										\$19,926											\$19,926	
Peralta Elementary School	Building H	B2021	Building Exterior	1434403	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	14	16	12	EA	\$1,051.65	\$12,620																		\$12,620						\$12,620	
Peralta Elementary School	Building H	B3011	Roof	1434421	Roof, Modified Bituminous, Replace	20	14	6	4100	SF	\$11.07	\$45,387								\$45,387																\$45,387	
Peralta Elementary School	Building H	C3012	Interior	1434444	Interior Wall Finish, Vinyl, Replace	15	10	5	11550	SF	\$2.77	\$31,965																					\$31,965			\$31,965	
Peralta Elementary School	Building H	C3025	Throughout	1434417	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	7200	SF	\$7.20	\$51,808																								\$51,808	
Peralta Elementary School	Building H	C3031	Throughout	1434415	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	1000	SF	\$2.21	\$2,214			\$2,214										\$2,214											\$2,214	
Peralta Elementary School	Building H	C3032	Throughout	1434418	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	7700	SF	\$3.87	\$29,834																								\$29,834	
Peralta Elementary School	Building H	D1011	Elevator	1434580	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors, Renovate	30	14	16	1	EA	\$60,885.00	\$60,885																								\$60,885	
Peralta Elementary School	Building H	D2011	Common area restrooms	1434412	Toilet, Commercial Water Closet, Replace	30	14	16	8	EA	\$1,439.10	\$11,513																								\$11,513	
Peralta Elementary School	Building H	D2012	Common area restrooms	1434583	Urinal, Standard, Replace	30	14	16	2	EA	\$1,217.70	\$2,435																								\$2,435	
Peralta Elementary School	Building H	D2014	Common area restrooms	1434420	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	6	EA	\$1,660.50	\$9,963																								\$9,963	
Peralta Elementary School	Building H	D2014	Classroom	1434409	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	6	EA	\$1,328.40	\$7,970																								\$7,970	
Peralta Elementary School	Building H	D3041	Throughout building	1434424	HVAC System Ductwork, Medium Density, Replace	30	14	16	7700	SF	\$4.43	\$34,096																								\$34,096	
Peralta Elementary School	Building H	D3052	Roof	1434596	Packaged Unit (RTU), 5 Ton, Replace	20	14	6	1	EA	\$12,177.00	\$12,177									\$12,177															\$12,177	
Peralta Elementary School	Building H	D3052	Roof	1434592	Packaged Unit (RTU), 5 Ton, Replace	20	14	6	1	EA	\$12,177.00	\$12,177									\$12,177															\$12,177	
Peralta Elementary School	Building H	D3052	Roof	1434588	Packaged Unit (RTU), 5 Ton, Replace	20	14	6	1	EA	\$12,177.00	\$12,177									\$12,177															\$12,177	
Peralta Elementary School	Building H	D3052	Roof	1434594	Packaged Unit (RTU), 5 Ton, Replace	20	14	6	1	EA	\$12,177.00	\$12,177									\$12,177															\$12,177	
Peralta Elementary School	Building H	D3052	Roof	1434591	Packaged Unit (RTU), 5 Ton, Replace	20	14	6	1	EA	\$12,177.00	\$12,177									\$12,177															\$12,177	
Peralta Elementary School	Building H	D3052	Roof	1434597	Packaged Unit (RTU), 5 Ton, Replace	20	14	6	1	EA	\$12,177.00	\$12,177									\$12,177															\$12,177	
Peralta Elementary School	Building H	D4019	Throughout building	1434427	Sprinkler Heads (per SF), Full Retrofit, Medium Density/Complexity, Replace	25	15	10	7700	SF	\$1.66	\$12,786												\$12,786												\$12,786	
Peralta Elementary School	Building H	D4031	Front entrance	1434579	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$166.05	\$996									\$996								\$996							\$996	
Peralta Elementary School	Building H	D5012	Building exterior	1434581	Secondary Transformer, Dry, 45 kVA, Replace	30	14	16	1	EA	\$8,413.20	\$8,413																								\$8,413	
Peralta Elementary School	Building H	D5012	Building exterior	1434585	Secondary Transformer, Dry, 150 kVA, Replace	30	14	16	1	EA	\$22,140.00	\$22,140																								\$22,140	
Peralta Elementary School	Building H	D5022	Building exterior	1434406	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	9	EA	\$232.47	\$2,092												\$2,092												\$2,092	
Peralta Elementary School	Building H	D5029	Throughout building	1434425	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	7700	SF	\$8.86	\$68,191																								\$68,191	
Peralta Elementary School	Building H	D5037	Throughout building	1434423	Fire Alarm System, Standard Addressable, Upgrade	20	14	6	7700	SF	\$4.43	\$34,096										\$34,096														\$34,096	
Peralta Elementary School	Site	D2018	Playground	1437151	Drinking Fountain, Outside/Site Style, Replace	15	5	10	1	EA	\$3,985.20	\$3,985												\$3,985												\$3,985	
Peralta Elementary School	Site	D5032	Site	1437165	Public Address/Announcement (PA) System, Facility Wide, Replace	20	15	5	39249	SF	\$1.83	\$71,690																								\$71,690	
Peralta Elementary School	Site	G2022	Parking lot	1437157	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	34000	SF	\$0.50	\$16,937			\$16,937										\$16,937										\$16,937		
Peralta Elementary School	Site	G2022	Parking lot	1437158	Parking Lots, Asphalt Pavement, Mill & Overlay	25	10	15	34000	SF	\$3.87	\$																									

Appendix F: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434580	D1011	Elevator	2500 lb	Peralta Elementary School / Building H	Elevator	GMS Elevators	Passenger	139823	2005		
D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1435634	D2023	Water Heater	6 gal	Peralta Elementary School / Building B	Mechanical closet	A. O. Smith	EJC6200	1450J006389	2014		
2	1434092	D2023	Water Heater		Peralta Elementary School / Building E	Commercial kitchen	Bradford White	RE12U61NAL	TC43091986			
3	1435550	D2023	Water Heater	6 gal	Peralta Elementary School / Building D	Mechanical closet	American Water Heater Company	E5112U015S	9623356725			
4	1434332	D2023	Water Heater	40 gal	Peralta Elementary School / Building E	Janitor closet	A. O. Smith	DEN40110	1328M000761	2013		
5	1435944	D2023	Water Heater	40 gal	Peralta Elementary School / Building A	Mechanical closet	Bradford White	RE340S6	SM42662217			
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1435938	D3042	Exhaust Fan [EF1]	500 cfm	Peralta Elementary School / Building A	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1996		
2	1435642	D3042	Exhaust Fan [EF1]	500 cfm	Peralta Elementary School / Building B	Roof	Breidert	Illegible	Illegible	1996		
3	1435565	D3042	Exhaust Fan [EF1]	500 cfm	Peralta Elementary School / Building D	Roof	Breidert	Illegible	Illegible	1996		
4	1434371	D3042	Exhaust Fan [EF1]		Peralta Elementary School / Building E	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1996		
5	1435562	D3042	Exhaust Fan [EF2]	500 cfm	Peralta Elementary School / Building D	Roof	Breidert	Illegible	Illegible	1996		
6	1434388	D3042	Exhaust Fan [EF2]	500 cfm	Peralta Elementary School / Building E	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1996		
7	1435638	D3042	Exhaust Fan [EF2]	500 cfm	Peralta Elementary School / Building B	Roof	Breidert	Illegible	Illegible	1996		
8	1435639	D3042	Exhaust Fan [EF3]	500 cfm	Peralta Elementary School / Building B	Roof	Breidert	Illegible	Illegible	1996		
9	1435561	D3042	Exhaust Fan [EF3]	500 cfm	Peralta Elementary School / Building D	Roof	Breidert	Illegible	Illegible	1996		
10	1435570	D3042	Exhaust Fan [EF4]	500 cfm	Peralta Elementary School / Building D	Roof	Breidert	Illegible	Illegible	1996		
11	1435646	D3042	Exhaust Fan [EF6]	500 cfm	Peralta Elementary School / Building B	Roof	Breidert	Illegible	Illegible	1996		
12	1434380	D3042	Exhaust Fan [KH1]	5000 cfm	Peralta Elementary School / Building E	Roof	CaptiveAire	NCA14B	No tag/plate found			
13	1434387	D3052	Packaged Unit (RTU)	3 ton	Peralta Elementary School / Building E	Roof	Trane	YCC036F3M0BG	4062XT91H	2004		
14	1434596	D3052	Packaged Unit (RTU)	5 ton	Peralta Elementary School / Building H	Roof	Trane	WCC060F100BH	4062LJ2H	2005		
15	1434592	D3052	Packaged Unit (RTU)	5 ton	Peralta Elementary School / Building H	Roof	Trane	WCC060F100BH	4062YJX2H	2005		
16	1434588	D3052	Packaged Unit (RTU)	5 ton	Peralta Elementary School / Building H	Roof	Trane	WCC060F100BH	4042JUD2H	2005		
17	1434594	D3052	Packaged Unit (RTU)	5 ton	Peralta Elementary School / Building H	Roof	Trane	WCC060F100BH	43211D62H	2005		
18	1434591	D3052	Packaged Unit (RTU)	5 ton	Peralta Elementary School / Building H	Roof	Trane	WCC060F100BH	40420KC2H	2005		
19	1434597	D3052	Packaged Unit (RTU)	5 ton	Peralta Elementary School / Building H	Roof	Trane	WCC060F100BH	4062J962H	2005		
20	1435636	D3052	Packaged Unit (RTU)	4 ton	Peralta Elementary School / Building B	Roof	Trane	YSC048E4ELA0000	103610138L	2010		
21	1435809	D3052	Packaged Unit (RTU) [A2A3]	3 ton	Peralta Elementary School / Building A	Roof	Trane	YHC036E4RHA16A2C	121712539L	2012		
22	1435643	D3052	Packaged Unit (RTU) [BLAB1]	3 ton	Peralta Elementary School / Building B	Roof	Trane	YHC036E4RHA16A2C	121712701L	2012		
23	1435637	D3052	Packaged Unit (RTU) [BLAB2]	3 ton	Peralta Elementary School / Building B	Roof	Trane	YHC036E4RHA16A2C	121711892L	2012		
24	1435560	D3052	Packaged Unit (RTU) [DLAB1]	3 ton	Peralta Elementary School / Building D	Roof	Trane	YHC036E4RHA16A2C	121712525L	2012		
25	1435566	D3052	Packaged Unit (RTU) [DLAB2]	3 ton	Peralta Elementary School / Building D	Roof	Trane	YHC036E4RHA16A2C	121711878L	2012		
26	1435811	D3052	Packaged Unit (RTU) [FAC]	4 ton	Peralta Elementary School / Building A	Roof	Trane	YHC048E4RHA13A2C	121710289L	2012		
27	1435810	D3052	Packaged Unit (RTU) [Library]	5 ton	Peralta Elementary School / Building A	Roof	Trane	YHC060E4RHA16D2C	121710057L	2012		
28	1434378	D3052	Packaged Unit (RTU) [MPRN]	8 ton	Peralta Elementary School / Building E	Roof	Trane	YHC102E4RHA0H	121611861L	2012		
29	1434376	D3052	Packaged Unit (RTU) [MPRS]	8 ton	Peralta Elementary School / Building E	Roof	Trane	YHC102E4RHA0H	121611118L	2012		
30	1435719	D3052	Packaged Unit (RTU) [OFF1]	5 ton	Peralta Elementary School / Building A	Roof	Trane	YHC060E4RHA16D2C	121612555L	2012		
31	1435808	D3052	Packaged Unit (RTU) [OFF2]	4 ton	Peralta Elementary School / Building A	Roof	Trane	YHC048E4RHA13A2C	121710235L	2012		
32	1437141	D3052	Packaged Unit (RTU) [RM1]	5 ton	Peralta Elementary School / Building C	Roof	Trane	WSC060E1R0A14	122010847L	2012		
33	1435568	D3052	Packaged Unit (RTU) [RM10]	4 ton	Peralta Elementary School / Building D	Roof	Trane	YHC048E4RHA13A2C	121710155L	2012		
34	1435567	D3052	Packaged Unit (RTU) [RM11]	4 ton	Peralta Elementary School / Building D	Roof	Trane	YHC048E4RHA13A2C	121710307L	2012		
35	1435564	D3052	Packaged Unit (RTU) [RM12]	4 ton	Peralta Elementary School / Building D	Roof	Trane	YHC048E4RHA13A2C	121710095L	2012		
36	1435563	D3052	Packaged Unit (RTU) [RM13]	4 ton	Peralta Elementary School / Building D	Roof	Trane	YHC048E4RHA13A2C	121710135L	2012		
37	1435559	D3052	Packaged Unit (RTU) [RM14]	4 ton	Peralta Elementary School / Building D	Roof	Trane	YHC048E4RHA13A2C	121710115L	2012		
38	1435558	D3052	Packaged Unit (RTU) [RM15]	4 ton	Peralta Elementary School / Building D	Roof	Trane	YHC048E4RHA13A2C	121710017L	2012		
39	1434829	D3052	Packaged Unit (RTU) [RM16]	5 ton	Peralta Elementary School / Building G	Roof	Trane	4WCZ6060A1000BA	12045JN09H	2012		
40	1434828	D3052	Packaged Unit (RTU) [RM17]	5 ton	Peralta Elementary School / Building G	Roof	Trane	4WCZ6060A1000BA	12142G1S9H	2012		
41	1434827	D3052	Packaged Unit (RTU) [RM18]	5 ton	Peralta Elementary School / Building G	Roof	Trane	4WCZ6060A1000BA	12132JM9H	2012		
42	1434826	D3052	Packaged Unit (RTU) [RM19]	5 ton	Peralta Elementary School / Building G	Roof	Trane	4WCZ6060A1000BA	12141TX59H	2012		
43	1437142	D3052	Packaged Unit (RTU) [RM2]	5 ton	Peralta Elementary School / Building C	Roof	Trane	WSC060E1R0A14	121910174L	2012		
44	1434824	D3052	Packaged Unit (RTU) [RM20]	5 ton	Peralta Elementary School / Building G	Roof	Trane	4WCZ6060A1000BA	12141JB9H	2012		
45	1434823	D3052	Packaged Unit (RTU) [RM21]	5 ton	Peralta Elementary School / Building G	Roof	Trane	4WCZ6060A1000BA	12141JP99H	2012		
46	1437143	D3052	Packaged Unit (RTU) [RM3]	5 ton	Peralta Elementary School / Building C	Roof	Trane	WSC060E1R0A14	121613304L	2012		
47	1435635	D3052	Packaged Unit (RTU) [RM4]	4 ton	Peralta Elementary School / Building B	Roof	Trane	YHC048E4RHA13A2C	121710271L	2012		
48	1435645	D3052	Packaged Unit (RTU) [RM5]	4 ton	Peralta Elementary School / Building B	Roof	Trane	YHC048E4RHA13A2C	121710253L	2012		
49	1435644	D3052	Packaged Unit (RTU) [RM6]	4 ton	Peralta Elementary School / Building B	Roof	Trane	YHC048E4RHA13A2C	121710195L	2012		
50	1435641	D3052	Packaged Unit (RTU) [RM7]	4 ton	Peralta Elementary School / Building B	Roof	Trane	YHC048E4RHA13A2C	121710175L	2012		
51	1435640	D3052	Packaged Unit (RTU) [RM9]	4 ton	Peralta Elementary School / Building B	Roof	Trane	YHC048E4RHA13A2C	121710215L	2012		
52	1434390	D3052	Packaged Unit (RTU) [STAGE]	3 ton	Peralta Elementary School / Building E	Roof	Trane	YHC036E4RHA16A2C	121712713L	2012		
D40 FIRE PROTECTION												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434890	D4031	Fire Extinguisher		Peralta Elementary School / Building D	Front entrance						8
2	1434822	D4031	Fire Extinguisher		Peralta Elementary School / Building G	Front entrance						6
3	1435610	D4031	Fire Extinguisher		Peralta Elementary School / Building B	Front entrance						8
4	1435951	D4031	Fire Extinguisher		Peralta Elementary School / Building C	Front entrance						3
5	1434579	D4031	Fire Extinguisher		Peralta Elementary School / Building H	Front entrance						6
6	1435707	D4031	Fire Extinguisher		Peralta Elementary School / Building A	Building						4
D50 ELECTRICAL												

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1434323	D5012	Building/Main Switchboard	1600 amp	Peralta Elementary School / Building E	Electrical room	Cutler-Hammer	POWRLINE	HULA72327	1996		
2	1435945	D5012	Building/Main Switchboard [Panel DPF]	400 amp	Peralta Elementary School / Building C	Building exterior	Cutler-Hammer	NEMA3R		1996		
3	1434598	D5012	Building/Main Switchboard [Panel DPG]	600 amp	Peralta Elementary School / Building G	Building exterior	Cutler-Hammer	NEMA3R	HULA72327	2005		
4	1434581	D5012	Secondary Transformer	45 kva	Peralta Elementary School / Building H	Building exterior	MGM Transformer	HT	45YS050913	2005		
5	1434325	D5012	Secondary Transformer	45 kva	Peralta Elementary School / Building E	Electrical room	Cutler-Hammer	No tag/plate found	J95K0857	1996		
6	1434585	D5012	Secondary Transformer	150 kva	Peralta Elementary School / Building H	Building exterior	Eaton	V48M28F49ES	J04M05557	2005		
7	1435613	D5012	Secondary Transformer [Trans TB]	75 kva	Peralta Elementary School / Building B	Electrical room	Cutler-Hammer	Dry	J96A2060	1996		
8	1434893	D5012	Secondary Transformer [Trans TD]	45 kva	Peralta Elementary School / Building D	Electrical room	Cutler-Hammer	Dry		1996		
9	1435966	D5012	Secondary Transformer [Trans TF]		Peralta Elementary School / Building C	Exterior	Cutler-Hammer	Dry		1996		
10	1434760	D5012	Secondary Transformer [Trans TG]		Peralta Elementary School / Building G		Cutler-Hammer	Dry	A2326	1996		
11	1434324	D5012	Secondary Transformer [XFMR TS]	15 kva	Peralta Elementary School / Building E	Electrical room	Cutler-Hammer		J96A2164	1996		
12	1437140	D5022	Light Fixture		Peralta Elementary School / Building C	Exterior						3
13	1434895	D5022	Light Fixture		Peralta Elementary School / Building D	Building exterior						10
14	1435714	D5022	Light Fixture		Peralta Elementary School / Building A	Building exterior						5
15	1434406	D5022	Light Fixture		Peralta Elementary School / Building H	Building exterior						9
16	1435958	D5022	Light Fixture		Peralta Elementary School / Building C	Building exterior						3
17	1429959	D5022	Light Fixture		Peralta Elementary School / Building E	Building exterior						9
18	1434726	D5022	Light Fixture		Peralta Elementary School / Building G	Building exterior						6
19	1435615	D5022	Light Fixture		Peralta Elementary School / Building B	Building exterior						10
20	1435941	D5037	Annunciator Alarm Panel		Peralta Elementary School / Building A	Office	FCI	No tag/plate found	No tag/plate found			
21	1434330	D5037	Fire Alarm Control Panel		Peralta Elementary School / Building E	Supply room	FCI	7200	No tag/plate found			
22	1434320	D5092	Emergency Light		Peralta Elementary School / Building E	MPR						3
23	1478955	D5092	Emergency/Exit Combo LED		Peralta Elementary School / Building C	Building						6
24	1434319	D5092	Exit Sign Light Fixture		Peralta Elementary School / Building E	MPR						5

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1435942	E1028	Defibrillator (AED)		Peralta Elementary School / Building A	Nurse's station						
2	1433522	E1093	Commercial Convection Oven, Double		Peralta Elementary School / Building E	Commercial kitchen	Blodgett	No tag/plate found	No tag/plate found		05079	
3	1433850	E1093	Commercial Exhaust Hood, 3 to 6 LF		Peralta Elementary School / Building E	Commercial kitchen	No tag/plate found	No tag/plate found	No tag/plate found		05078	
4	1433521	E1093	Commercial Food Warmer		Peralta Elementary School / Building E	Commercial kitchen	Cres Cor	H137SUA12D	No tag/plate found		21252	
5	1433851	E1093	Commercial Freezer, 2-Door Reach-In		Peralta Elementary School / Building E	Commercial kitchen	True	T49F	7734835			
6	1433518	E1093	Commercial Freezer, Chest		Peralta Elementary School / Building E	Commercial kitchen	Beverage-Air	SM34N	3816757			
7	1434095	E1093	Commercial Freezer, Chest		Peralta Elementary School / Building E	Commercial kitchen	True	TMC34SSHC	8970242			
8	1433517	E1093	Commercial Garbage Disposal, 1 to 3 HP	1 hp	Peralta Elementary School / Building E	Commercial kitchen	InSinkErator	No tag/plate found	No tag/plate found	1996		
9	1433520	E1093	Commercial Refrigerator, 1-Door Reach-In		Peralta Elementary School / Building E	Commercial kitchen	True	T232	6933741		17784	
10	1433519	E1093	Commercial Refrigerator, 2-Door Reach-In		Peralta Elementary School / Building E	Commercial kitchen	True	T49	8585408		026531	

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1437169	G4021	Site Pole Light		Peralta Elementary School / Site	Site						3