



A Bureau Veritas Group Company

# FACILITY CONDITION ASSESSMENT

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## EMG PROJECT #:

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November 18, 2019

## ON SITE DATE:

September 23, 2019

## RUSTIC LANE ELEMENTARY SCHOOL

6420 Rustic Lane  
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management A Bureau Veritas Group Company

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Main Address</b>	6420 Rustic Lane, Jurupa Valley, California 92509
<b>Site Developed</b>	1958, Phase I / 1998 Phase II Renovated 1998
<b>Property Type</b>	Elementary School
<b>Current Occupants</b>	Jurupa Unified School District
<b>Building Area</b>	51,580 SF
<b>Number of Buildings</b>	24
<b>Date(s) of Visit</b>	September 23, 2019
<b>Management Point of Contact</b>	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
<b>On-site Point of Contact (POC)</b>	NA
<b>Assessment and Report Prepared By</b>	Dirk Dykstra
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## Buildings

Building Summary			
Building	Use	Constructed	Area (SF)
<b>A</b>	<b>Classrooms</b>	<b>1958</b>	<b>4,440</b>
<b>B</b>	<b>Classrooms</b>	<b>1958</b>	<b>4,400</b>
<b>C</b>	<b>Classrooms</b>	<b>1958</b>	<b>4,400</b>
<b>D</b>	<b>Classrooms</b>	<b>1958</b>	<b>5,600</b>
<b>E</b>	<b>Classrooms</b>	<b>1958</b>	<b>5,600</b>

## Building Summary

Building	Use	Constructed	Area (SF)
F	Office/MPR/Kitchen	1958	5,825
G	Kindergarten Classrooms	1958	2,715
P21	Portable	1998	1,000
P22	Portable	1998	1,000
P23	Portable	1998	1,000
P24	Portable	1998	1,000
P25	Portable	1998	1,000
P26	Portable	1998	1,000
P27	Portable	1998	1,000
P28	Portable	1998	1,000
P29	Portable	1998	1,000
P30	Portable	1998	1,000
P31	Portable	1998	1,000
P32	Portable	1998	1,000
P33	Portable	1998	1,000
P34	Portable	1998	1,000
P35	Portable	1998	1,000
P36	Portable	1998	1,000
P37	Portable	1998	1,000
P38	Portable	1998	1,000
PRR	Restroom Portable	1998	600
<b>TOTAL</b>			<b>51,580</b>

## Unit Allocation

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

## Areas Observed

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

## Key Spaces Not Observed

All key areas of the property were accessible and observed.

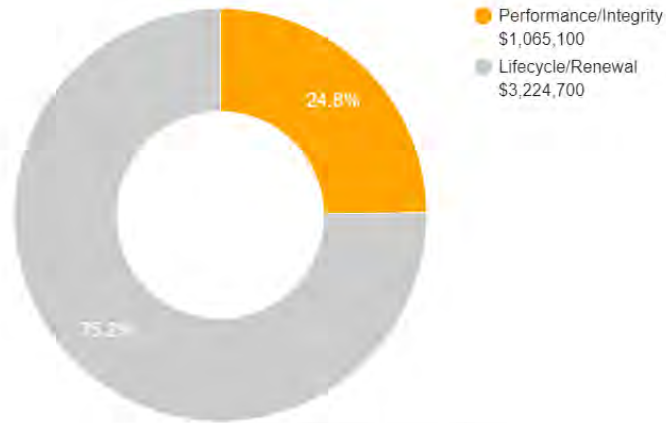
## Plan Types

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

### Plan Type Descriptions

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

## Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,289,800

## Campus Findings and Deficiencies

### Historical Summary

Rustic Lane Elementary School is a primary school campus originally constructed in 1958 that belongs to the Jurupa Unified School District. The District added portable buildings in 1998 to expand capacity.

### Architectural

The main buildings are conventional wood framed structures with stucco and wood exterior walls. The bituminous roof membranes which, have foam and elastomeric coatings, were last replaced in 1998. Recurring leaks in these roofs have been reported. The portables are conventional framed structures with wood exterior walls. Their TPO membrane roofs were replaced in 2018.

Interior finishes were periodically replaced as needed over the years. The main building's utility spaces exhibit damage to walls and ceilings. Hard tile ceilings were observed in Building F. It was observed that suspended ceilings conceal hard tile ceilings with ACM mastics. Wood exterior doors on the main buildings were observed to show signs of extended wear and lost veneer. Countertops in the classrooms and workrooms exhibit delamination. The portable restroom building has peeling laminate.

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

Most MEPF systems and components are original to the 1999 campus construction and have been well-maintained since that time. Some HVAC and plumbing components, such as pump motors and terminal units, have required isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term. HVAC is handled by packaged units for the main buildings and wall-mounted units for the portables. The Main buildings' rooftop units were replaced in 2006-2007. Most of the wall units in the portables are original to the 1998 construction. Exhaust is provided by roof-mounted fans above the kitchen and restrooms.

The electrical infrastructure was upgraded in 2016, replacing or rebuilding transformers and other electrical assets. Switchboards are original and antiquated. The plumbing systems are largely original with fixtures replaced in the 1998 refurbishment. Sewage is reported to back up regularly in Buildings A and F. Hot water is provided to the kitchen by a gas water heater and in select locations by small electric water heaters. Sprinkler coverage is limited to building F. Expansion to the other permanent buildings via retrofit is recommended and respective cost is included. The fire alarm control panel exhibits a tapping sound and replacement is recommended.

### Site

The site slopes severely from West to East, creating a boundary along the western edge of the property and between the main play area and the school buildings. The swing sets' rubber surface is hardened and peeling away from its base. Site irrigation is reported to cover the lawns inadequately, and rainwater drainage is reported likewise toward the property in whole.

### Recommended Additional Studies

The roofs of the main buildings are in poor condition. Roof leaks are reported in four to five locations. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the roofing is also included.

Sewage is reported to back up regularly in Buildings A and F. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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



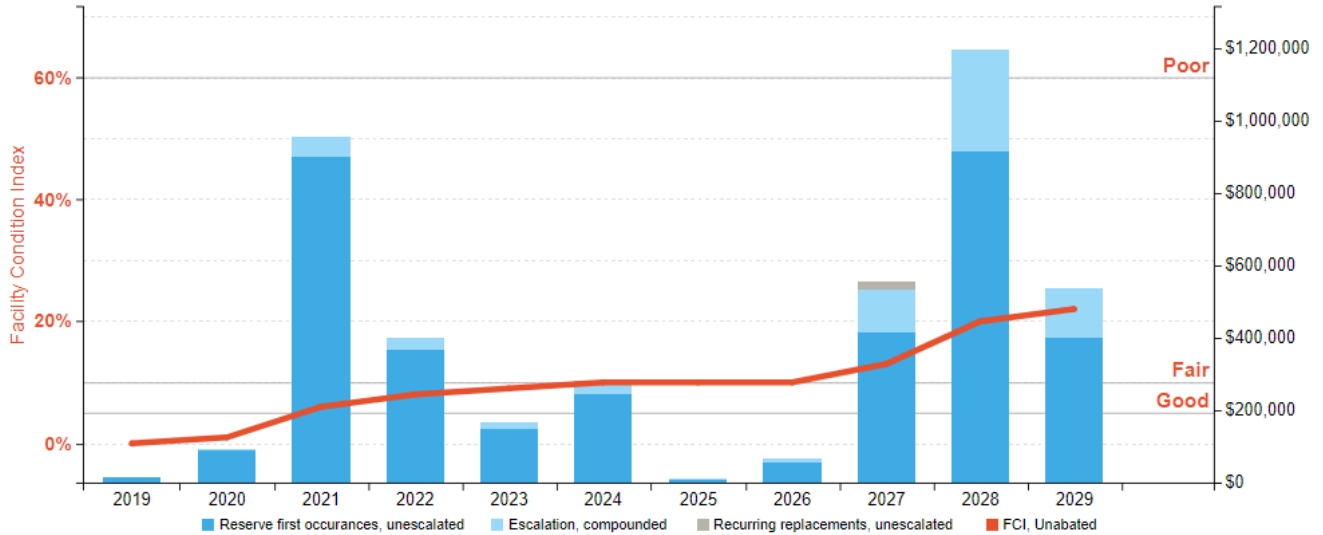
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Rustic Lane Elementary School / Building A (Classrooms)	\$450	4,400	\$1,980,000	0.4%	6.4%	7.7%	15.8%
Rustic Lane Elementary School / Building B (Classrooms)	\$450	4,400	\$1,980,000	0.0%	6.2%	7.5%	19.9%
Rustic Lane Elementary School / Building C (Classrooms)	\$450	4,400	\$1,980,000	0.0%	6.2%	7.6%	20.5%
Rustic Lane Elementary School / Building D (Classrooms)	\$450	5,600	\$2,520,000	0.0%	6.2%	7.5%	19.4%
Rustic Lane Elementary School / Building E (Classrooms)	\$450	5,600	\$2,520,000	0.0%	6.9%	8.3%	15.3%
Rustic Lane Elementary School / Building F (Office/MPR)	\$450	5,825	\$2,621,250	0.3%	6.8%	17.7%	28.6%
Rustic Lane Elementary School / Building G (Kindergarten)	\$450	2,715	\$1,221,750	0.0%	8.4%	9.5%	25.9%
Rustic Lane Elementary School / Portable P21 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	0.0%	7.8%
Rustic Lane Elementary School / Portable P22 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	0.0%	7.8%
Rustic Lane Elementary School / Portable P23 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	0.0%	7.8%
Rustic Lane Elementary School / Portable P24 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	0.0%	7.8%
Rustic Lane Elementary School / Portable P25 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	0.0%	7.8%
Rustic Lane Elementary School / Portable P26 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	0.0%	7.8%
Rustic Lane Elementary School / Portable P27 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	5.8%	13.8%
Rustic Lane Elementary School / Portable P28 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	5.8%	13.8%
Rustic Lane Elementary School / Portable P29 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	5.8%	13.8%
Rustic Lane Elementary School / Portable P30 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	5.8%	13.8%
Rustic Lane Elementary School / Portable P31 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	0.0%	7.8%
Rustic Lane Elementary School / Portable P32/33 (Library)	\$175	1,000	\$175,000	0.0%	0.0%	18.5%	41.1%
Rustic Lane Elementary School / Portable P34/35 (TT Office/Band Room)	\$175	1,000	\$175,000	0.0%	0.0%	10.6%	24.9%
Rustic Lane Elementary School / Portable P36 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	6.4%	14.3%
Rustic Lane Elementary School / Portable P37 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	6.4%	14.3%
Rustic Lane Elementary School / Portable P38 (Classroom)	\$175	1,000	\$175,000	0.0%	0.0%	6.4%	14.3%
Rustic Lane Elementary School / Portable PRR (Restrooms)	\$175	600	\$105,000	0.0%	6.3%	6.3%	102.1%
Rustic Lane Elementary School / Site			\$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: Rustic Lane Elementary School

Replacement Value: \$ 19,080,000; Inflation rate: 3.0%



## Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$53,400	\$168,100	\$287,900	\$341,700	\$851,100
Roofing	-	\$693,800	-	-	\$748,500	\$1,442,400
Interiors	-	\$191,500	\$18,000	\$1,407,000	\$1,643,400	\$3,259,900
Plumbing	-	\$700	\$242,500	\$31,100	\$97,600	\$371,900
Fire Suppression	-	-	-	-	\$15,100	\$15,100
HVAC	-	\$145,400	\$3,800	\$362,300	\$140,000	\$651,500
Electrical	-	\$231,400	-	\$28,000	\$1,494,900	\$1,754,400
Fire Alarm & Comm	-	\$4,700	-	-	\$302,600	\$307,300
Equipment/Special	-	\$22,300	\$16,200	\$21,200	\$403,800	\$463,500
Pavement	-	\$23,000	-	\$234,300	\$881,500	\$1,138,800
Site Development	-	\$83,800	-	-	\$706,400	\$790,200
Site Lighting	-	-	-	-	\$29,300	\$29,300
Landscaping	-	-	-	-	-	-
Utilities	-	-	\$3,700	-	\$5,800	\$9,600
Follow-up Studies	\$15,500	-	-	-	-	\$15,500
<b>TOTALS</b>	<b>\$15,500</b>	<b>\$1,450,000</b>	<b>\$452,300</b>	<b>\$2,371,800</b>	<b>\$6,810,600</b>	<b>\$11,100,500</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Rustic Lane Elementary School	2	\$15,498
<b>Total</b>	<b>2</b>	<b>\$15,498</b>

### Rustic Lane Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1458104	Rustic Lane Elementary School / Building F (Office/MPR)	P000X	Architect/Engineer, Building Envelope, Roof/Facade, Evaluate/Report	NA	Performance/Integrity	\$7,749
1527682	Rustic Lane Elementary School / Building A (Classrooms)	P000X	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	Poor	Performance/Integrity	\$7,749
<b>Total (2 items)</b>						<b>\$15,498</b>

Key Findings



**Roof in Poor condition.**

Built-Up  
Building F (Office/MPR) Main Buildings Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$108,500

**\$\$\$\$**

Recurring leaks reported throughout. - AssetCALC ID: 1492200



**Roof in Poor condition.**

Built-Up  
Building G (Kindergarten) Main Buildings Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$72,800

**\$\$\$\$**

Recurring leaks reported throughout. - AssetCALC ID: 1492222



**Roof in Poor condition.**

Built-Up  
Building B (Classrooms) Main Buildings Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$85,200

**\$\$\$\$**

Recurring leaks reported throughout. - AssetCALC ID: 1492112



**Roof in Poor condition.**

Built-Up  
Building D (Classrooms) Main Buildings Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$108,500

**\$\$\$\$**

Recurring leaks reported throughout. - AssetCALC ID: 1492156



**Roof in Poor condition.**

Built-Up  
Building A (Classrooms) Main Buildings Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$85,200

\$\$\$\$

Recurring leaks reported throughout. - AssetCALC ID: 1492090



**Roof in Poor condition.**

Built-Up  
Building C (Classrooms) Main Buildings Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$85,200

\$\$\$\$

Recurring leaks reported throughout. - AssetCALC ID: 1492134



**Roof in Poor condition.**

Built-Up  
Building E (Classrooms) Main Buildings Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$108,500

\$\$\$\$

Recurring leaks reported throughout. - AssetCALC ID: 1492178



**Fire Alarm Control Panel in Poor condition.**

Basic/Zoned  
Building F (Office/MPR) Electrical room

Uniformat Code: D5037  
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Panel makes a tapping sound despite no moving parts - AssetCALC ID: 1436942

## 2. Main Buildings



### Main Buildings: Systems Summary

<b>Address</b>	6420 Rustic Lane, Jurupa Valley, California 92509	
<b>Constructed/Renovated</b>	1958 / 1998	
<b>Building Size</b>	32,980 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Papered gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT, hard tile	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair

## Main Buildings: Systems Summary

<b>HVAC</b>	Individual package units Supplemental components: ductless split-system	Fair
<b>Fire Suppression</b>	Limited wet-pipe sprinkler system; hydrants, fire extinguishers,	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Damaged entrance doors, leaking roof, building lacks full fire suppression, utility walls and ceilings damaged, delaminated countertops, the fire alarm control panel exhibits a tapping sound despite no moving parts and replacement is recommended.	

See Appendix D for the Component Condition Table.

### 3. Portables



#### Portables: Systems Summary

<b>Address</b>	6420 Rustic Lane, Jurupa Valley, California 92509	
<b>Constructed/Renovated</b>	1998	
<b>Building Size</b>	18,600 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Good
<b>Façade</b>	Painted wood with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Tack able vinyl and FRP Floors: Carpet, vinyl sheeting Ceilings: Painted gypsum board, ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and PVC waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair



## Portables: Systems Summary

<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Fed from building G with copper wiring Interior Lighting: T-8 Emergency: None	Good
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations,	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Restroom vinyl sheeting damaged	

See Appendix D for the Component Condition Table.

## 4. Site Summary



Site Information		
<b>Lot Size</b>	11.1 acres (estimated)	
<b>Parking Spaces</b>	67 total spaces all in open lots; four of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain link and metal tube fencing, CMU dumpster enclosures Playgrounds and sports courts with fencing and site lights Limited picnic tables	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present Severe site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Good
<b>Ancillary Structures</b>	Gazebo	Fair
<b>Key Issues and Findings</b>	inadequate lot drainage, inadequate irrigation coverage, damaged play surface under main swing sets	

See Appendix D for the Component Condition Table.

## 5. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1958. The facility was significantly renovated in 1998. Complaints about accessibility issues have not been received by the property management. The property does not have associated litigation related to existing barriers or previously removed barriers.

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

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

### Main Buildings: Accessibility Issues

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

### Portables: Accessibility Issues

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

### Site: Accessibility Issues

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

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

### Reference Guide

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

## Reference Guide

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

## 6. Purpose and Scope

### Purpose

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

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

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

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

### Scope

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

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

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

## 7. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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



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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 8. Certification

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HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Rustic Lane Elementary School, 6420 Rustic Lane, Jurupa Valley, California 92509, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Dirk Dykstra,  
Project Manager

**Reviewed by:**



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

## 9. Appendices

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- 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

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## **Appendix A: Photographic Record**

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#1	COVER PHOTO
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#2	BUILDING A
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#3	BUILDING B
----	------------



#4	BUILDING C
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#5	BUILDING D
----	------------



#6	BUILDING E
----	------------



#7	BUILDING F
----	------------



#8	BUILDING G
----	------------



#9	PORTABLES (17)
----	----------------



#10	CLASSROOMS
-----	------------



#11	MAIN OFFICE
-----	-------------



#12	KINDERGARTEN CLASSROOM
-----	------------------------



#13	KITCHEN
-----	---------



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



#15	SPEECH ROOM
-----	-------------



#16	A1 BOOKSTORE
-----	--------------



#17	STAGE
-----	-------



#18	CAFETORIUM
-----	------------



#19	LIBRARY
-----	---------



#20	BAND HALL
-----	-----------



#21	RESTROOMS
-----	-----------



#22	RESTROOM (PORTABLE)
-----	---------------------



#23	STRUCTURE OVERVIEW
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#24	FACADE OVERVIEW
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#25	PRIMARY ROOF OVERVIEW
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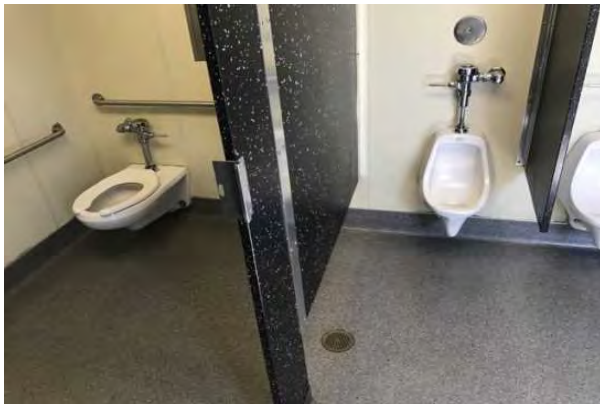
#26	SECONDARY ROOF OVERVIEW
-----	-------------------------



#27	DRAINAGE / PARAPET WALL EDGE / FLASHINGS
-----	---



#28	WATER HEATER
-----	--------------



#29	RESTROOM FIXTURES
-----	-------------------



#30	MAIN BUILDINGS HVAC
-----	---------------------



#31	PORTABLES HVAC
-----	----------------



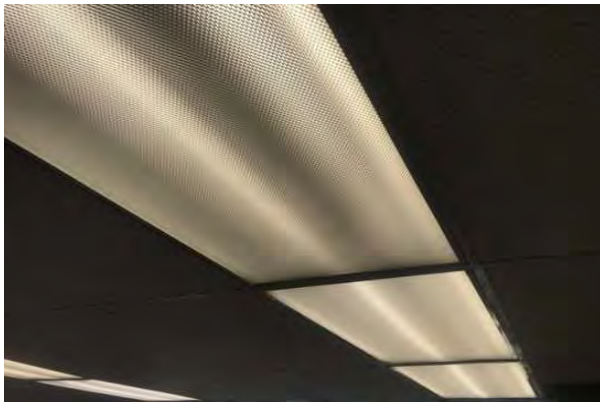
#32	MAIN ELECTRICAL EQUIPMENT
-----	---------------------------



#33	SECONDARY ELECTRICAL EQUIPMENT
-----	--------------------------------



#34	NEW ELECTRICAL EQUIPMENT
-----	--------------------------



#35	INTERIOR LIGHTING
-----	-------------------



#36	EXTERIOR LIGHTING
-----	-------------------



#37	SPRINKLER SYSTEM
-----	------------------



#38	FIRE ALARM CONTROL PANEL
-----	--------------------------



#39	FIRE ALARMS SYSTEM
-----	--------------------



#40	FIRE EXTINGUISHER
-----	-------------------



#41	SIGNAGE
-----	---------



#42	LANDSCAPING OVERVIEW
-----	----------------------



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



#44	DAMAGED VINYL WALLS
-----	---------------------



#45	DELAMINATING COUNTERTOPS
-----	--------------------------



#46	SEWAGE PIPING, PRONE TO BACK-UPS
-----	----------------------------------



#47	DAMAGED UTILITY WALLS
-----	-----------------------



#48	LAVATORIES LACK PIPE WRAPPING
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## **Appendix B: Site and Floor Plans**

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### Aerial Site Plan



SOURCE:

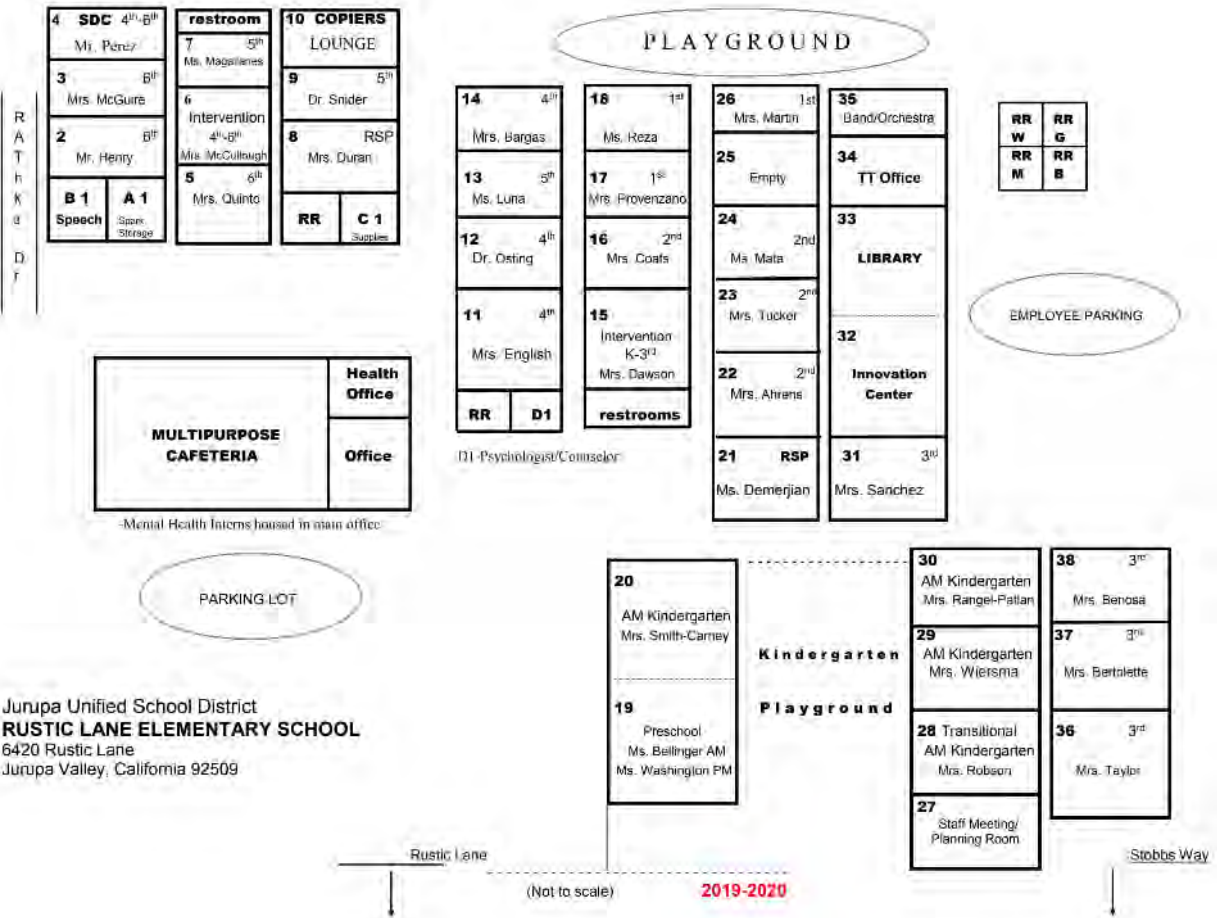
Google Earth: Imagery ©2018 Google, Map data ©2019 Google



ON-SITE DATE:

September 23, 2019

### Floor Plan



Jurupa Unified School District  
**RUSTIC LANE ELEMENTARY SCHOOL**  
 6420 Rustic Lane  
 Jurupa Valley, California 92509

SOURCE:

Jurupa USD



ON-SITE DATE:

September 23, 2019

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## **Appendix C: Pre-Survey Questionnaire**

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# Facility Condition Assessment Pre-Survey Questionnaire

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

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

Name of School/Facility: Rustic Ln. ES No. of Buildings: (8) bldg.'s (17) portables

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

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

### SITE INFORMATION

Year of Construction: 1958	<b>Built:</b>	<b>Renovated: UN</b>	<b>Historical: N</b>
No. of Stories: Single		Floor(s)	
Total Site Area: 10.6		Acres	
Total Building Area: 42,400		Sq. ft.	
<b>Building Replacement Value:</b>	<b>\$ UNK</b>		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	<b>None</b>		
2. HVAC	<b>2012</b>	PM 2019	
3. Plumbing System/Fixtures	<b>None</b>	None	
4. Electrical System/Lighting	<b>None</b>	None	
5. Life-Safety/Fire	<b>2010</b>	2019	New panel (only) 2010
6. Roofs	<b>1998</b>	None	New roofs on (17) portables 2018

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	Re-roofed & painted (17) portables, New play structure & matting. Patch, seal/stripe asphalt playground/parking lots.
Planned Capital Expenditure For Next Year?	Painting exteriors of main campus
Age of the Roof?	1998 20 yrs. old
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	None

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

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



A Bureau Veritas Group Company

# Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
<b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>					
3		N			
4		N			
5		N			
6	Y				Test came back clear
7		N			
8	Y				
9	Y				
10		N			
<b>GENERAL SITE</b>					
11	Y				Inadequate storm water system
12	Y				Pour coverage
<b>BUILDING STRUCTURE</b>					
13		N			
14		N			
15		N			
16		N			



A Bureau Veritas Group Company

# Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
<b>BUILDING ENVELOPE</b>						
17	Are there any roof leaks?	Y				4-5 leaks reoccur throughout
18	Is the roofing covered by a warranty or bond?		N			
19	Are there any poorly insulated areas?		N			
20	Is Fire Retardant Treated (FRT) plywood used?		N			
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N			
<b>BUILDING HVAC &amp; ELECTRICAL</b>						
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24	Does any part of the electrical system use aluminum wiring?		N			
25	Are there any problems with the utilities, such as inadequate capacities?					
<b>PLUMBING</b>						
26	Is the property served by private water well?		N			
27	Is the property served by a private septic system or other waste treatment systems?		N			
28	Does the sanitary sewer system back-up? If so, provide locations in comments	Y				Kitchen, restrooms by Rm.'s 1-5
29	Is polybutylene piping used?					
30	Is galvanized piping used?		N			
31	Are there any plumbing leaks or water pressure problems?		N			
<b>ADA</b>						
32	Has the management previously completed an ADA review?		N			



# Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
<b>ADA</b>					
33		N			
34		N			
35		N			
36		N			
37		N			NO ELEVATOR

<b>ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?</b>
--

- 1
- 2
- 3

<b>ITEMS PROVIDED TO EMG AUDITORS</b>
---------------------------------------

	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
List of Commercial Tenants in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



# Facility Condition Assessment Pre-Survey Questionnaire

## ITEMS PROVIDED TO EMG AUDITORS

	YES	NO	NA	ADDITIONAL COMMENTS
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

9/17/19  
Date

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## **Appendix D: Component Condition Report**

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## Component Condition Report

### Rustic Lane Elementary School / Building A (Classrooms)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Main Buildings	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,540 SF	8	1492086
B2021	Main Buildings	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	20	4	1492087
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	7	2	1492088
<b>Roofing</b>						
B3011	Main Buildings Roof	Poor	Roof, Built-Up	5,500 SF	2	1492090
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	8	28	1492093
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	5,200 SF	12	1492094
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	4,440 SF	9	1492095
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,400 SF	20	1492097
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,440 SF	2	1492096
<b>Plumbing</b>						
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	3	10	1492098
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	4,440 SF	5	1492099
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1492100
D3042	B1 Roof	Fair	Exhaust Fan, 2000 CFM	1	10	1436919
D3052	2 Roof	Fair	Packaged Unit (RTU), 3 TON	1	9	1437011
D3052	A1 Roof	Fair	Packaged Unit (RTU), 2 TON	1	9	1436899
D3052	4 Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1436898
D3052	3 Roof	Fair	Packaged Unit (RTU), 5 TON	1	9	1436930
D3052	B1 Roof	Fair	Packaged Unit (RTU), 2 TON	1	9	1436937
<b>Electrical</b>						
D5012	A1 roof	Good	Secondary Transformer, 25 kVA [0038484]	1	27	1436923
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,440 SF	20	1492101
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	17	1492102
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	4,440 SF	17	1492103
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	4,440 SF	11	1492104
<b>Equipment/Special</b>						
E2012	Classrooms	Good	Kitchen Cabinetry, Stock Hardwood	75 LF	20	1492106
E2012	Classrooms	Poor	Kitchen Counter, Plastic Laminate, Postformed	60 LF	2	1492107
<b>Follow-up Studies</b>						
P000X	Building A and F	Poor	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	1527682

**Rustic Lane Elementary School / Building B (Classrooms)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Main Buildings	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,540 SF	8	1492108
B2021	Main Buildings	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	20	4	1492109
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	8	2	1492110
<b>Roofing</b>						
B3011	Main Buildings Roof	Poor	Roof, Built-Up	5,500 SF	2	1492112
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	8	28	1492115
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	15	1492264
C3012	Utility closet	Poor	Interior Wall Finish, P-Lam	200 SF	2	1492268
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	5,200 SF	12	1492116
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	4,000 SF	9	1492267
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,000 SF	15	1492266
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	2,500 SF	10	1492262
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	4,400 SF	9	1492117
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,400 SF	2	1492118
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,400 SF	20	1492119
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	3	28	1492263
D2012	Restrooms	Good	Urinal, Standard	1	28	1492261
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	20	1492269
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	3	10	1492120
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	28	1492265
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1492260
D2023	CR5-7 Utility Closet	Good	Water Heater, 10 GAL [No tag/plate found]	1	12	1436875
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	4,400 SF	5	1492121
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1492122
D3052	7 Roof	Fair	Packaged Unit (RTU), 5 TON	1	9	1436933
D3052	6 Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1436946
D3052	5 Roof	Fair	Packaged Unit (RTU), 3 TON	1	9	1436876
<b>Electrical</b>						
D5012	5 roof	Good	Secondary Transformer, 25 kVA [0038485]	1	27	1436965
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,400 SF	20	1492123
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	17	1492124
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	4,400 SF	17	1492125
<b>Fire Alarm &amp; Comm</b>						



**Rustic Lane Elementary School / Building B (Classrooms)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	4,400 SF	11	1492126
<b>Equipment/Special</b>						
E2012	Classrooms	Good	Kitchen Cabinetry, Stock Hardwood	75 LF	20	1492128
E2012	Classrooms	Poor	Kitchen Counter, Plastic Laminate, Postformed	60 LF	2	1492129

**Rustic Lane Elementary School / Building C (Classrooms)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Main Buildings	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,540 SF	8	1492130
B2021	Main Buildings	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	20	4	1492131
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	8	2	1492132
<b>Roofing</b>						
B3011	Main Buildings Roof	Poor	Roof, Built-Up	5,500 SF	2	1492134
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	8	28	1492137
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	15	1492274
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	5,200 SF	12	1492138
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,000 SF	15	1492276
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	4,000 SF	9	1492277
C3012	Utility closet	Poor	Interior Wall Finish, P-Lam	200 SF	2	1492278
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	2,500 SF	10	1492272
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	4,400 SF	9	1492139
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,400 SF	20	1492141
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,400 SF	2	1492140
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	3	28	1492273
D2012	Restrooms	Good	Urinal, Standard	1	28	1492271
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	20	1492279
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	28	1492275
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	3	10	1492142
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1492270
D2023	Lounge	Fair	Water Heater, 6 GAL	1	3	1436904
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	4,400 SF	5	1492143
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1492144
D3042	CR8-10 Roof	Fair	Exhaust Fan, 2000 CFM	1	10	1436969
D3042	CR8-10 Roof	Fair	Exhaust Fan, 2000 CFM	1	10	1436878
D3052	9 Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1436914

**Rustic Lane Elementary School / Building C (Classrooms)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	8 Roof	Fair	Packaged Unit (RTU), 3 TON	1	8	1436913
D3052	C1 Roof	Fair	Packaged Unit (RTU), 3 TON	1	7	1436874
D3052	10 Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1436945
<b>Electrical</b>						
D5012	C1 roof	Good	Secondary Transformer, 25 kVA [0038486]	1	27	1436910
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,400 SF	20	1492145
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	17	1492146
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	4,400 SF	17	1492147
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	4,400 SF	11	1492148
<b>Equipment/Special</b>						
E2012	Classrooms	Good	Kitchen Cabinetry, Stock Hardwood	75 LF	20	1492150
E2012	Classrooms	Poor	Kitchen Counter, Plastic Laminate, Postformed	60 LF	2	1492151

**Rustic Lane Elementary School / Building D (Classrooms)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Main Buildings	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,000 SF	8	1492152
B2021	Main Buildings	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	26	4	1492153
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	9	2	1492154
<b>Roofing</b>						
B3011	Main Buildings Roof	Poor	Roof, Built-Up	7,000 SF	2	1492156
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	9	28	1492159
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	15	1492284
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,000 SF	15	1492286
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	4,000 SF	9	1492287
C3012	Utility closet	Poor	Interior Wall Finish, P-Lam	200 SF	2	1492288
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	6,500 SF	12	1492160
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	2,500 SF	10	1492282
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	5,600 SF	9	1492161
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,600 SF	20	1492163
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	5,600 SF	2	1492162
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	3	28	1492283
D2012	Restrooms	Good	Urinal, Standard	1	28	1492281
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	10	1492164
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	20	1492289

**Rustic Lane Elementary School / Building D (Classrooms)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	28	1492285
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1492280
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,600 SF	5	1492165
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1492166
D3052	D1 Roof	Fair	Packaged Unit (RTU), 3 TON	1	7	1436960
D3052	14 Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1436980
D3052	12 Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1436938
D3052	13 Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1437014
D3052	11 Roof	Fair	Packaged Unit (RTU), 3 TON	1	8	1436917
<b>Electrical</b>						
D5012	11 roof	Good	Secondary Transformer, 25 kVA [T-7]	1	27	1436936
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,600 SF	20	1492167
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	17	1492168
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	5,600 SF	17	1492169
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,600 SF	11	1492170
<b>Equipment/Special</b>						
E2012	Classrooms	Good	Kitchen Cabinetry, Stock Hardwood	100 LF	20	1492172
E2012	Classrooms	Poor	Kitchen Counter, Plastic Laminate, Postformed	80 LF	2	1492173

**Rustic Lane Elementary School / Building E (Classrooms)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Main Buildings	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,000 SF	8	1492174
B2021	Main Buildings	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	26	4	1492175
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	9	2	1492176
<b>Roofing</b>						
B3011	Main Buildings Roof	Poor	Roof, Built-Up	7,000 SF	2	1492178
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	9	28	1492181
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	15	1492294
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	7,000 SF	12	1492182
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	250 SF	15	1492296
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	200 SF	10	1492292
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	5,600 SF	9	1492183
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,600 SF	20	1492185
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	5,600 SF	2	1492408

**Rustic Lane Elementary School / Building E (Classrooms)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	5,600 SF	2	1492184
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	3	28	1492293
D2012	Restrooms	Good	Urinal, Standard	1	28	1492291
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	10	1492186
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	20	1492299
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	28	1492295
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1492290
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,600 SF	5	1492187
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1492188
D3052	16 Roof	Fair	Packaged Unit (RTU), 3 TON	1	8	1436893
D3052	17 Roof	Fair	Packaged Unit (RTU), 3 TON	1	8	1436908
D3052	18 Roof	Fair	Packaged Unit (RTU), 3 TON	1	8	1436963
D3052	15 Roof	Fair	Packaged Unit (RTU), 3 TON	1	7	1436891
<b>Electrical</b>						
D5012	15 roof	Good	Secondary Transformer, 25 kVA [T-8]	1	27	1436959
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,600 SF	20	1492189
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	17	1492190
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	5,600 SF	17	1492191
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,600 SF	11	1492192
<b>Equipment/Special</b>						
E2012	Classrooms	Poor	Kitchen Counter, Plastic Laminate, Postformed	80 LF	2	1492195
E2012	Classrooms	Good	Kitchen Cabinetry, Stock Hardwood	100 LF	20	1492194

**Rustic Lane Elementary School / Building F (Office/MPR)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Main Buildings	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,950 SF	8	1492196
B2021	Main Buildings	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	20	4	1492197
B2023	Office	Fair	Storefront, Metal-Framed Windows w/out Door(s)	200 SF	15	1437010
B2031	Office	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1	15	1436956
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	15	2	1492198
<b>Roofing</b>						
B3011	Main Buildings Roof	Poor	Roof, Built-Up	7,000 SF	2	1492200
<b>Interiors</b>						
C1011	Throughout building	Failed	Interior Wall Construction, Gypsum Board/Plaster	2,000 SF	1	1492201

**Rustic Lane Elementary School / Building F (Office/MPR)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	12	30	1492202
C1023	Throughout building	Good	Door Hardware System, School (per Door)	105	28	1492203
C3012	Utility closet	Poor	Interior Wall Finish, P-Lam	200 SF	2	1492258
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	8,500 SF	12	1492204
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	4,000 SF	9	1492257
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,000 SF	15	1492256
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	2,500 SF	10	1492252
C3024	Cafeteria	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,800 SF	5	1436871
C3024	Stage	Good	Interior Floor Finish, Wood Strip	400 SF	28	1436944
C3024	Kitchen	Good	Interior Floor Finish, Ceramic Tile	1,400 SF	35	1437012
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	1,500 SF	9	1492205
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	5,825 SF	2	1492206
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,500 SF	20	1492207
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	2	28	1492253
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	20	1492259
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	28	1492255
D2014	Kitchen	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	28	1436888
D2018	Cafeteria	Good	Drinking Fountain, Interior	2	13	1436870
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1492250
D2023	Kitchen utility closet	Good	Water Heater, 75 GAL	1	18	1436911
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,825 SF	5	1492209
<b>Fire Suppression</b>						
D4019	Throughout Building	Fair	Sprinkler Heads (per SF), per SF	5,825 SF	15	1436957
<b>HVAC</b>						
D3032	Custodial Office	Fair	Ductless Split System, 2 TON [No tag/plate found]	1	7	1436977
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1492210
D3042	Kitchen roof	Fair	Exhaust Fan, 5000 CFM	1	10	1436979
D3042	Kitchen roof	Fair	Exhaust Fan, 5000 CFM	1	5	1437009
D3051	Custodial Office	Fair	Furnace, 69 MBH [No tag/plate found]	1	3	1436954
D3052	Office roof	Good	Packaged Unit (RTU), 10 TON	1	16	1436926
D3052	Office roof	Fair	Packaged Unit (RTU), 2 TON	1	7	1436890
D3052	Kitchen roof	Fair	Packaged Unit (RTU), 2.5 TON	1	3	1436896
D3052	Kitchen roof	Fair	Packaged Unit (RTU), 3 TON	1	6	1436971
D3052	Office roof	Fair	Packaged Unit (RTU), 3 TON	1	9	1436918
D3094	MPR	Fair	Air Curtain, 1000 CFM	1	3	1436902
D3094	MPR	Fair	Air Curtain, 1000 CFM	1	3	1436882

**Rustic Lane Elementary School / Building F (Office/MPR)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3094	MPR	Fair	Air Curtain, 1000 CFM	1	3	1436907
D3094	MPR	Fair	Air Curtain, 5000 CFM	1	3	1436984
<b>Electrical</b>						
D5012	Electrical room	Good	Secondary Transformer, 100 kVA [TR-T2]	1	27	1436999
D5012	Electrical room	Fair	Building/Main Switchboard, 400 AMP [No tag/plate found]	1	3	1436947
D5012	Electrical room	Fair	Building/Main Switchgear, 400 AMP [No tag/plate found]	1	3	1436881
D5012	Electrical room	Good	Secondary Transformer, 100 kVA [TR-T1]	1	27	1437004
D5012	Electrical room	Good	Secondary Transformer, 25 kVA [T-9]	1	27	1437016
D5012	Electrical room	Good	Secondary Transformer, 100 kVA [TR-T3]	1	27	1436974
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,825 SF	20	1492211
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	17	1492212
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	5,825 SF	17	1492213
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	6	3	1492215
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,825 SF	11	1492214
D5037	Electrical room	Poor	Fire Alarm Control Panel, Basic/Zoned	1	2	1436942
<b>Equipment/Special</b>						
E1023	Cafeteria	Good	Stage Curtain, Medium Weight Velour, Flameproof (per SF)	400 SF	13	1436915
E1093	Kitchen	Good	Commercial Kitchen, Freezer, 3-Door Reach-In	1	14	1436962
E1093	Kitchen	Good	Commercial Kitchen, Dairy Cooler/Wells	1	12	1436964
E1093	Kitchen	Good	Commercial Kitchen, 10 LF	1	15	1436973
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Single	1	5	1437000
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	6	1436948
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	10	1436982
E1093	Kitchen	Good	Commercial Kitchen, Convection Oven, Double	1	8	1436903
E1093	Kitchen	Good	Commercial Kitchen, Refrigerator, 3-Door Reach-In	1	13	1436924
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Tabletop	1	5	1436880
<b>Follow-up Studies</b>						
P000X	Main Buildings	NA	Architect/Engineer, Building Envelope, Roof/Facade, Evaluate/Report	1	0	1458104

**Rustic Lane Elementary School / Building G (Kindergarten)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Main Buildings	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,750 SF	8	1492218
B2021	Main Buildings	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	10	4	1492219
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	4	2	1492220
<b>Roofing</b>						
B3011	Main Buildings Roof	Poor	Roof, Built-Up	4,700 SF	2	1492222

**Rustic Lane Elementary School / Building G (Kindergarten)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Interiors</b>						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	4	30	1492224
C1023	Throughout building	Good	Door Hardware System, School (per Door)	8	28	1492225
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	4,000 SF	12	1492226
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,000 SF	15	1492246
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	4,000 SF	9	1492247
C3012	Utility closet	Poor	Interior Wall Finish, P-Lam	400 SF	2	1492248
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	2,500 SF	10	1492242
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	3,500 SF	9	1492227
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,715 SF	2	1492228
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,715 SF	20	1492229
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Child-Sized	4	28	1436929
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	10	1492230
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	28	1492245
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1492240
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,715 SF	5	1492231
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1492232
D3052	19 Roof	Fair	Packaged Unit (RTU), 4 TON	1	7	1436901
D3052	20 Roof	Fair	Packaged Unit (RTU), 4 TON	1	7	1436869
<b>Electrical</b>						
D5012	20 exterior	Fair	Building/Main Switchboard, 1000 AMP	1	11	1437017
D5012	20 roof	Good	Secondary Transformer, 25 kVA [0038489]	1	27	1436934
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,715 SF	20	1492233
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	17	1492234
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	2,715 SF	17	1492235
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	2,715 SF	11	1492236
<b>Equipment/Special</b>						
E2012	Classrooms	Good	Kitchen Cabinetry, Stock Hardwood	50 LF	20	1492238
E2012	Classrooms	Poor	Kitchen Counter, Plastic Laminate, Postformed	40 LF	2	1492239

**Rustic Lane Elementary School / Portable P21 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491550
B2021	Portables	Fair	Window, 24 SF	2	9	1491551

**Rustic Lane Elementary School / Portable P21 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491560
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491549
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491559
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491552
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491553
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491555
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491554
D3052	21 exterior	Good	Packaged Unit (RTU), 3.5 TON	1	15	1437020
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491558
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491557
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491556

**Rustic Lane Elementary School / Portable P22 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491562
B2021	Portables	Fair	Window, 24 SF	2	9	1491563
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491572
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491561
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491571
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491564
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491565
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491567
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491566
D3052	22 exterior	Good	Packaged Unit (RTU), 3.5 TON	1	20	1436873
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491570
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491569
<b>Fire Alarm &amp; Comm</b>						



**Rustic Lane Elementary School / Portable P22 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491568

**Rustic Lane Elementary School / Portable P23 (Classroom)**

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

B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491574
B2021	Portables	Fair	Window, 24 SF	2	9	1491575
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491584

**Roofing**

B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491573
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**Interiors**

C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491583
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491576
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491577
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491579

**HVAC**

D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491578
D3052	23 exterior	Good	Packaged Unit (RTU), 3.5 TON	1	20	1436916

**Electrical**

D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491582
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491581

**Fire Alarm & Comm**

D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491580
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**Rustic Lane Elementary School / Portable P24 (Classroom)**

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

B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491586
B2021	Portables	Fair	Window, 24 SF	2	9	1491587
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491596

**Roofing**

B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,125 SF	19	1491585
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**Interiors**

C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491595
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491588
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491589
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491591

**HVAC**

**Rustic Lane Elementary School / Portable P24 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491590
D3052	24 exterior	Good	Packaged Unit (RTU), 3 TON	1	17	1436932
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491594
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491593
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491592

**Rustic Lane Elementary School / Portable P25 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491598
B2021	Portables	Fair	Window, 24 SF	2	9	1491599
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491608
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,125 SF	19	1491597
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491607
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491600
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491601
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491603
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491602
D3052	25 exterior	Good	Packaged Unit (RTU), 3.5 TON	1	20	1436922
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491606
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491605
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491604

**Rustic Lane Elementary School / Portable P26 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491610
B2021	Portables	Fair	Window, 24 SF	2	9	1491611
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491620
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491609

**Rustic Lane Elementary School / Portable P26 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491619
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491612
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491613
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491615
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491614
D3052	26 exterior	Good	Packaged Unit (RTU), 3.5 TON	1	20	1437013
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491618
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491617
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491616

**Rustic Lane Elementary School / Portable P27 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491622
B2021	Portables	Fair	Window, 24 SF	2	9	1491623
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491632
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491621
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491631
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491624
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491625
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491627
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491626
D3052	27 exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	3	1436993
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491630
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491629
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491628

**Rustic Lane Elementary School / Portable P28 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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**Rustic Lane Elementary School / Portable P28 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491634
B2021	Portables	Fair	Window, 24 SF	2	9	1491635
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491644
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491633
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491643
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491636
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491637
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491639
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491638
D3052	28 exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	3	1436886
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491642
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491641
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491640

**Rustic Lane Elementary School / Portable P29 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491646
B2021	Portables	Fair	Window, 24 SF	2	9	1491647
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491656
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491645
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491655
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491648
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491649
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491651
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491650
D3052	29 exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	3	1436997
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491654

<b>Rustic Lane Elementary School / Portable P29 (Classroom)</b>						
<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491653
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491652
<b>Rustic Lane Elementary School / Portable P30 (Classroom)</b>						
<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491658
B2021	Portables	Fair	Window, 24 SF	2	9	1491659
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491668
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491657
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491667
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491660
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491661
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491663
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491662
D3052	30 exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	3	1437019
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491666
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491665
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491664
<b>Rustic Lane Elementary School / Portable P31 (Classroom)</b>						
<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491670
B2021	Portables	Fair	Window, 24 SF	2	9	1491671
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491680
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491669
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491679
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491672
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491673

**Rustic Lane Elementary School / Portable P31 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491675
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491674
D3052	31 exterior	Good	Heat Pump or Gas-Pack, Wall-Mounted, 3.5 Ton	1	20	1436894
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491678
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491677
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491676

**Rustic Lane Elementary School / Portable P32/33 (Library)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,650 SF	10	1491765
B2021	Portables	Fair	Window, 24 SF	4	9	1491764
B2032	Building Exterior	Fair	Exterior Door, Steel	2	25	1491763
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	3,425 SF	19	1491766
<b>Interiors</b>						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	2	30	1491769
C1023	Throughout building	Good	Door Hardware System, School (per Door)	4	28	1491774
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	3,200 SF	12	1491767
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	2,900 SF	9	1491768
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,900 SF	20	1491770
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491771
D3052	Library exterior	Fair	Packaged Unit (RTU), 4 TON	1	3	1436943
D3052	Library exterior	Fair	Packaged Unit (RTU), 4 TON	1	3	1436872
D3052	Library exterior	Fair	Packaged Unit (RTU), 3.5 TON	1	3	1436935
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491775
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491773
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491772

**Rustic Lane Elementary School / Portable P34/35 (TT Office/Band Room)**

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

**Rustic Lane Elementary School / Portable P34/35 (TT Office/Band Room)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,900 SF	10	1491682
B2021	Portables	Fair	Window, 24 SF	4	9	1491683
B2032	Building Exterior	Fair	Exterior Door, Steel	2	25	1491692
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,725 SF	19	1491681
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	2	28	1491691
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	2,200 SF	12	1491684
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	1,650 SF	9	1491685
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,650 SF	20	1491687
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491686
D3052	34 exterior	Fair	Packaged Unit (RTU), 3 TON	1	3	1437018
D3052	34 exterior	Fair	Packaged Unit (RTU), 3 TON	1	3	1436958
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491690
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491689
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491688

**Rustic Lane Elementary School / Portable P36 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491694
B2021	Portables	Fair	Window, 24 SF	2	9	1491695
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491704
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491693
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491703
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491696
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491697
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491699
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491698
D3052	36 exterior	Fair	Packaged Unit (RTU), 4 TON	1	3	1436950
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491702

<b>Rustic Lane Elementary School / Portable P36 (Classroom)</b>						
<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491701
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491700
<b>Rustic Lane Elementary School / Portable P37 (Classroom)</b>						
<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491706
B2021	Portables	Fair	Window, 24 SF	2	9	1491707
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491716
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491705
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491715
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491708
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491709
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491711
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491710
D3052	37 exterior	Fair	Packaged Unit (RTU), 4 TON	1	3	1436867
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491714
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491713
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491712
<b>Rustic Lane Elementary School / Portable P38 (Classroom)</b>						
<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	10	1491718
B2021	Portables	Fair	Window, 24 SF	2	9	1491719
B2032	Building Exterior	Fair	Exterior Door, Steel	1	25	1491728
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	1,150 SF	19	1491717
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	1	28	1491727
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	1,250 SF	12	1491720
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Standard	950 SF	9	1491721



**Rustic Lane Elementary School / Portable P38 (Classroom)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	20	1491723
<b>HVAC</b>						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	200 SF	10	1491722
D3052	38 exterior	Fair	Packaged Unit (RTU), 4 TON	1	3	1437008
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	950 SF	20	1491726
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	950 SF	17	1491725
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	950 SF	11	1491724

**Rustic Lane Elementary School / Portable PRR (Restrooms)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Portables	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	10	1491791
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	5	2	1491790
<b>Roofing</b>						
B3011	Portables Roof	Good	Roof, Single-Ply TPO/PVC Membrane	500 SF	19	1491792
<b>Interiors</b>						
C1023	Throughout building	Good	Door Hardware System, School (per Door)	5	28	1491800
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	5	15	1491794
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	4,000 SF	9	1491796
C3024	Restrooms	Poor	Interior Floor Finish, Vinyl Sheeting	300 SF	1	1436868
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	500 SF	20	1491799
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	6	28	1491795
D2012	Restrooms	Good	Urinal, Standard	2	28	1491793
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	28	1491797
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	500 SF	5	1491798
<b>Electrical</b>						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	500 SF	20	1491802
D5029	Throughout building	Good	Lighting System, Interior, High Density & Standard Fixtures	500 SF	17	1491801

**Rustic Lane Elementary School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Gazebo	Fair	Roof, Metal	1,250 SF	20	1436985
<b>Plumbing</b>						
D2021	Site	Fair	Backflow Preventer, 3 INCH	1	15	1436970

**Rustic Lane Elementary School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5012	Site	Fair	Secondary Transformer, 150 kVA	1	8	1436966
D5012	Site	Good	Secondary Transformer, 150 kVA	1	27	1436928
<b>Pavement</b>						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	42,300 SF	8	1436909
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	42,300 SF	3	1436975
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	45,275 SF	20	1436967
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	3,350 LF	20	1436981
G2041	Site	Good	Fences & Gates, Metal Tube, 6' High	650 LF	30	1436996
G2044	Site	Good	Signage, Property, Monument/Pylon, Replace/Install	2	17	1436906
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	12	23	1436949
G2047	Site	Poor	Play Surfaces & Sports Courts, Poured-in-place Rubber	3,500 SF	1	1436987
G2047	Site	Good	Play Structure, Large	1	18	1436905
G2047	Site	Good	Play Surfaces & Sports Courts, Poured-in-place Rubber	4,575 SF	18	1437022
G2047	Site	Good	Play Structure, Large	1	18	1436978
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	10	15	1436972
G2047	Site	Fair	Play Structure, Swing Set only, 4 Seats	1	15	1436992
G2047	Site	Fair	Play Structure, Swing Set only, 4 Seats	6	15	1436920
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	75 LF	20	1437007
<b>Landscaping</b>						
G2057	Site	Good	Irrigation System, Replace/Install	272,985 SF	23	1437005
<b>Utilities</b>						
G3013	Site	Fair	Well Pump, 1.5 HP	1	5	1436927
<b>Site Lighting</b>						
G4021	Site	Good	Site Pole Light, 105 - 200 WATT, Replace/Install	4	17	1436889

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## **Appendix E: Replacement Reserves**

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Table with columns: Uniformat Code, Location, Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal2019, and years 2020-2039, plus Deficiency Repair Estimate.

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

Rustic Lane Elementary School / Building C (Classrooms)

Table with columns: Uniformat Code, Location, Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal 2019, and years 2020-2039, plus Deficiency Repair Estimate.

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

Rustic Lane Elementary School / Building D (Classrooms)

Table with columns: Uniformat Code, Location, Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal 2019, and years 2020-2039, plus Deficiency Repair Estimate.





















Replacement Reserve - AssetCALC

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				
G2031	Site	1436967	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace		50	30	20	45275	SF	\$9.96	\$451,075																					\$451,075	\$451,075				
G2041	Site	1436981	Fences & Gates, Chain Link, 6' High, Replace		40	20	20	3350	LF	\$23.25	\$77,877																						\$77,877	\$77,877			
G2044	Site	1436906	Signage, Property, Monument/Pylon, Replace/Install		20	3	17	2	EA	\$10,516.50	\$21,033																\$21,033						\$21,033	\$21,033			
G2047	Site	1436987	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace		20	19	1	3500	SF	\$23.25	\$81,365		\$81,365																					\$81,365	\$81,365		
G2047	Site	1436972	Sports Apparatus, Basketball Backstop, Replace		25	10	15	10	EA	\$10,516.50	\$105,165															\$105,165								\$105,165	\$105,165		
G2047	Site	1436992	Play Structure, Swing Set only, 4 Seats, Replace		20	5	15	1	EA	\$2,767.50	\$2,768															\$2,768								\$2,768	\$2,768		
G2047	Site	1436920	Play Structure, Swing Set only, 4 Seats, Replace		20	5	15	6	EA	\$2,767.50	\$16,605															\$16,605								\$16,605	\$16,605		
G2047	Site	1436905	Play Structure, Large, Replace		20	2	18	1	EA	\$38,745.00	\$38,745																		\$38,745					\$38,745	\$38,745		
G2047	Site	1437022	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace		20	2	18	4575	SF	\$23.25	\$106,355																			\$106,355				\$106,355	\$106,355		
G2047	Site	1436978	Play Structure, Large, Replace		20	2	18	1	EA	\$38,745.00	\$38,745																		\$38,745					\$38,745	\$38,745		
G2049	Site	1437007	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install		40	20	20	75	LF	\$177.12	\$13,284																						\$13,284	\$13,284			
G3013	Site	1436927	Well Pump, 1.5 HP, Replace		15	10	5	1	EA	\$3,221.37	\$3,221					\$3,221																	\$3,221	\$6,443			
G4021	Site	1436889	Site Pole Light, 105 - 200 WATT, Replace/Install		20	3	17	4	EA	\$4,428.00	\$17,712																	\$17,712						\$17,712	\$17,712		
<b>Totals, Unescalated</b>														\$0	\$81,365	\$0	\$21,072	\$0	\$3,221	\$0	\$0	\$207,103	\$0	\$0	\$0	\$0	\$21,072	\$0	\$130,294	\$0	\$38,745	\$204,917	\$0	\$563,446			\$1,271,235
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>														\$0	\$83,805	\$0	\$23,026	\$0	\$3,734	\$0	\$0	\$262,352	\$0	\$0	\$0	\$0	\$30,945	\$0	\$202,994	\$0	\$64,040	\$348,857	\$0	\$1,017,647			\$2,037,399

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

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## **Appendix F: Equipment Inventory List**

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**D50 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1437017	D5012	<b>Building/Main Switchboard</b>	1000 AMP	Rustic Lane Elementary School / Building G (Kindergarten)	20 exterior	Challenger	FA-IW	LA 90-01-099-1	1990		
2	1436947	D5012	<b>Building/Main Switchboard</b>	400 AMP	Rustic Lane Elementary School / Building F (Office/MPR)	Electrical room	Bulldog	UDN204	8359	1958		
3	1436881	D5012	<b>Building/Main Switchgear</b>	400 AMP	Rustic Lane Elementary School / Building F (Office/MPR)	Electrical room	Zinsco	No tag/plate found	No tag/plate found	1958		
4	1436966	D5012	<b>Secondary Transformer</b>	150 kVA	Rustic Lane Elementary School / Site	Site	Hammond Power Solutions	Illegible	Illegible	1997		
5	1436928	D5012	<b>Secondary Transformer</b>	150 kVA	Rustic Lane Elementary School / Site	Site	Powersmiths	Esaver 80R-150-480-208	46324	2016		
6	1436923	D5012	<b>Secondary Transformer</b> [0038484]	25 kVA	Rustic Lane Elementary School / Building A (Classrooms)	A1 roof	Acme Transformer	SE	T-2-53518-3S	2016		
7	1436965	D5012	<b>Secondary Transformer</b> [0038485]	25 kVA	Rustic Lane Elementary School / Building B (Classrooms)	5 roof	Acme Transformer	SE	T-2-53518-3S	2016		
8	1436910	D5012	<b>Secondary Transformer</b> [0038486]	25 kVA	Rustic Lane Elementary School / Building C (Classrooms)	C1 roof	Acme Transformer	SE	T-2-53518-3S	2016		
9	1436934	D5012	<b>Secondary Transformer</b> [0038489]	25 kVA	Rustic Lane Elementary School / Building G (Kindergarten)	20 roof	Acme Transformer	SE	No tag/plate found	2016		
10	1436936	D5012	<b>Secondary Transformer</b> [T-7]	25 kVA	Rustic Lane Elementary School / Building D (Classrooms)	11 roof	Acme Transformer	SE	No tag/plate found	2016		
11	1436959	D5012	<b>Secondary Transformer</b> [T-8]	25 kVA	Rustic Lane Elementary School / Building E (Classrooms)	15 roof	Acme Transformer	SE	No tag/plate found	2016		
12	1437016	D5012	<b>Secondary Transformer</b> [T-9]	25 kVA	Rustic Lane Elementary School / Building F (Office/MPR)	Electrical room	Acme Transformer	SE	T-2-53518-3S	2016		
13	1437004	D5012	<b>Secondary Transformer</b> [TR-T1]	100 kVA	Rustic Lane Elementary School / Building F (Office/MPR)	Electrical room	Powersmiths	ESaver-1PH-E3L-100-480-240-A	46323	2016		
14	1436999	D5012	<b>Secondary Transformer</b> [TR-T2]	100 kVA	Rustic Lane Elementary School / Building F (Office/MPR)	Electrical room	Powersmiths	ESaver-1PH-E3L-100-480-240-A	46322	2016		
15	1436974	D5012	<b>Secondary Transformer</b> [TR-T3]	100 kVA	Rustic Lane Elementary School / Building F (Office/MPR)	Electrical room	Powersmiths	ESaver-1PH-E3L-100-480-240-A	46321	2016		
16	1492102	D5022	<b>Light Fixture</b>		Rustic Lane Elementary School / Building A (Classrooms)	Building exterior						3
17	1492146	D5022	<b>Light Fixture</b>		Rustic Lane Elementary School / Building C (Classrooms)	Building exterior						4
18	1492168	D5022	<b>Light Fixture</b>		Rustic Lane Elementary School / Building D (Classrooms)	Building exterior						5
19	1492124	D5022	<b>Light Fixture</b>		Rustic Lane Elementary School / Building B (Classrooms)	Building exterior						4
20	1492234	D5022	<b>Light Fixture</b>		Rustic Lane Elementary School / Building G (Kindergarten)	Building exterior						4
21	1492190	D5022	<b>Light Fixture</b>		Rustic Lane Elementary School / Building E (Classrooms)	Building exterior						5
22	1492212	D5022	<b>Light Fixture</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Building exterior						6
23	1436942	D5037	<b>Fire Alarm Control Panel</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Electrical room	Silent Knight	005820XL	38013	2010		
24	1492215	D5092	<b>Exit Sign Light Fixture</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Throughout building						6

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436973	E1093	<b>Commercial 10 LF</b>	10 LF	Rustic Lane Elementary School / Building F (Office/MPR)	Kitchen						
2	1436903	E1093	<b>Commercial Convection Oven, Double</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Kitchen	Montague	No tag/plate found	No tag/plate found			
3	1437000	E1093	<b>Commercial Convection Oven, Single</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Kitchen	Wolf	No tag/plate found	No tag/plate found			
4	1436964	E1093	<b>Commercial Dairy Cooler/Wells</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Kitchen	True Manufacturing Co	TMC-58-SS	6972674	2016		
5	1436948	E1093	<b>Commercial Food Warmer</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Kitchen	Metro	C539 HDS U	No tag/plate found	2010		
6	1436962	E1093	<b>Commercial Freezer, 3-Door Reach-In</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Kitchen	True Manufacturing Co	T-72F	8746194	2018		
7	1436982	E1093	<b>Commercial Garbage Disposal, 1 to 3 HP</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Kitchen	InSinkErator	SS50-26	TJ 324414			
8	1436924	E1093	<b>Commercial Refrigerator, 3-Door Reach-In</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Kitchen	True Manufacturing Co	T-72	11761457	2017		
9	1436880	E1093	<b>Commercial Steamer, Tabletop</b>		Rustic Lane Elementary School / Building F (Office/MPR)	Kitchen	Wells Mfg. Co.	M-206		2011		

**G30 SITE MECHANICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436927	G3013	<b>Well Pump</b>	1.5 HP	Rustic Lane Elementary School / Site	Site	Berkeley Pumps	C1.25TPMS	001D10N	2000		

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1436889	G4021	<b>Site Pole Light</b>	105 - 200 WATT	Rustic Lane Elementary School / Site	Site						4