



A Bureau Veritas Group Company

# FACILITY CONDITION ASSESSMENT

HMC Architects  
3546 Concourses Street  
Ontario, California 91764  
Andrew Thompson



**STONE AVENUE ELEMENTARY SCHOOL**  
5111 Stone Avenue  
Jurupa Valley, California 92509

**PREPARED BY:**

EMG | A Bureau Veritas Company  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.emgcorp.com](http://www.emgcorp.com)

**EMG CONTACT:**

Mark Surdam  
Program Manager  
800.733.0660 x6251  
[msurdam@emgcorp.com](mailto:msurdam@emgcorp.com)

**EMG PROJECT #:**

139069.19R000-014.354

**DATE OF REPORT:**

November 20, 2019

**ON SITE DATE:**

September 25, 2019



engineering | environmental | capital planning | project management

A Bureau Veritas Group Company

[www.EMGcorp.com](http://www.EMGcorp.com) | 800.733.0660



## TABLE OF CONTENTS

<b>1. Executive Summary</b> .....	<b>1</b>
Campus Overview and Assessment Details .....	1
Buildings .....	1
Plan Types .....	2
Campus Findings and Deficiencies .....	4
Facility Condition Index (FCI) .....	5
Immediate Needs .....	6
Key Findings .....	7
<b>2. Building A</b> .....	<b>10</b>
<b>3. Building B</b> .....	<b>12</b>
<b>4. Portables</b> .....	<b>14</b>
<b>5. Building C</b> .....	<b>16</b>
<b>6. Site Summary</b> .....	<b>18</b>
<b>7. ADA Accessibility</b> .....	<b>19</b>
<b>8. Purpose and Scope</b> .....	<b>22</b>
<b>9. Opinions of Probable Costs</b> .....	<b>24</b>
Methodology .....	24
Definitions .....	24
<b>10. Certification</b> .....	<b>26</b>
<b>11. Appendices</b> .....	<b>27</b>

# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Main Address</b>	5111 Stone Avenue, Jurupa Valley, California 92509
<b>Site Developed</b>	1992 Renovated 2016
<b>Property Type</b>	Elementary School
<b>Current Occupants</b>	Jurupa Unified School District
<b>Building Area</b>	56,285 SF
<b>Number of Buildings</b>	16
<b>Date(s) of Visit</b>	September 25, 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
<b>Reviewed By</b>	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

## Buildings

Building Summary			
Building	Use	Constructed	Area(SF)
<b>A</b>	<b>Main Building</b>	<b>1993</b>	<b>34,750</b>
<b>B</b>	<b>Classrooms</b>	<b>1993</b>	<b>6,035</b>
<b>P23</b>	<b>Classroom</b>	<b>1997</b>	<b>1,000</b>
<b>P24</b>	<b>Classroom</b>	<b>1997</b>	<b>1,000</b>
<b>P25</b>	<b>Classroom</b>	<b>1997</b>	<b>1,000</b>

### Building Summary

Building	Use	Constructed	Area(SF)
P26	Classroom	1997	1,000
P35	Classroom	1997	1,000
P36	Classroom	1997	1,000
P37	Classroom	1997	1,000
PRR	Restroom	1997	500
C	Classrooms	2016	8,000
<b>TOTAL</b>			56,285

### Unit Allocation

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

### Areas Observed

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

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

### Plan Types

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

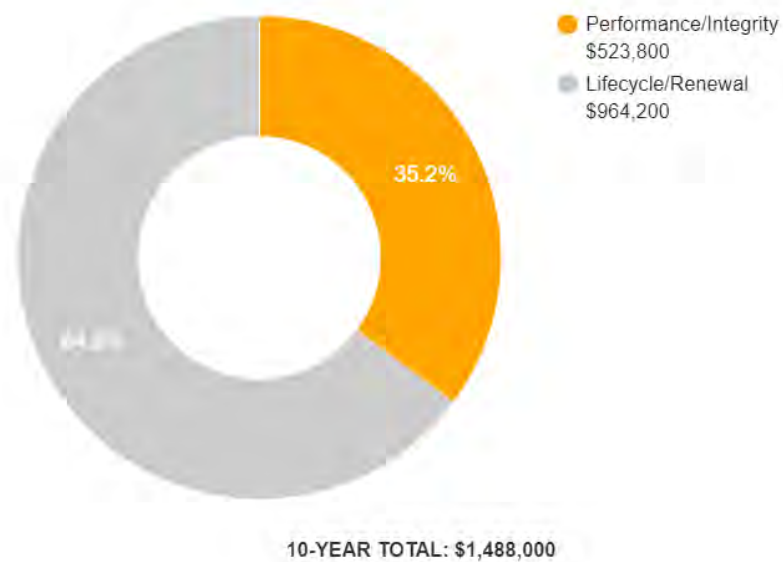
### Plan Type Descriptions

- Safety** ■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
- Performance/Integrity** ■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.

## Plan Type Descriptions

<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)



## Campus Findings and Deficiencies

### Historical Summary

Stone Avenue Elementary School is an elementary school campus originally developed in 1993. Additional portables were added in 1997, and a two-story classroom building was added in 2016.

### Architectural

The main building has rotting wood on its roofing trim. The original buildings' roof membranes were replaced in 2017. The 1997 portables and the two-story classroom building have their original roofs. The main building's roof hatch ladder is not fully secured at the top. Windows are aluminum-framed double-glazed units and storefront-style units throughout. Interior finishes are largely replaced as needed; however, in the restrooms, the paint above the ceramic tile is chipping and peeling, and the laminate countertops throughout are exhibiting delamination.

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

HVAC is provided by individual packaged units. The '97 portables and the two-story have their original wall units, but the rooftop units throughout were refreshed in 2012. The main electrical switchgear for the campus is in the fire panel closet on the southeast corner of the main building. Electrical systems are largely original with a minor refresh and the installation of new transformers in 2016. There is a battery-operated uninterruptible power supply in the fire panel room installed in 2015. Plumbing is limited, and water heaters are replaced on "as-needed" basis. The sewage system is reported to back up in the kitchen and the portable restroom building. The fire alarm panel was replaced in 2012, and there was an alarm component update in 2016. Only the two-story classroom building is covered by a fire sprinkler system.

### Site

The site has a large playground and sporting field in the rear of the school as well as a small fenced playground for kindergarten in the front. There are two open parking lots and a bus lane. The parking lot asphalt on-site is heavily worn and damaged. Site drainage is reportedly problematic, inducing periodic erosion issues.

### Recommended Additional Studies

The sanitary plumbing system is reported to back up in the kitchen and the restroom portable. 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 systems is also included.

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

<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:

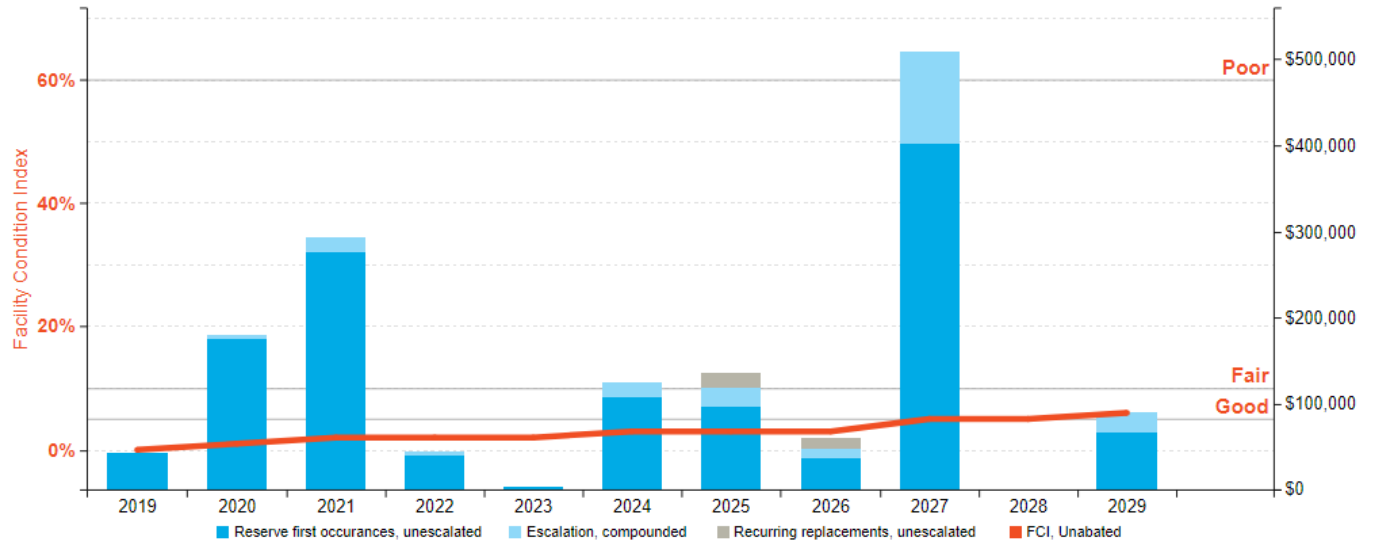
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$21,700	-	\$215,200	\$189,500	\$426,400
Roofing	-	\$1,500	-	-	\$382,500	\$383,900
Interiors	-	\$22,000	\$14,400	\$458,000	\$1,481,700	\$1,976,200
Elevators	-	-	-	-	\$23,400	\$23,400
Plumbing	-	\$259,300	\$18,500	\$26,200	\$495,700	\$799,700
Fire Suppression	-	-	-	-	\$7,500	\$7,500
HVAC	-	\$32,400	\$70,700	\$1,800	\$711,500	\$816,400
Electrical	-	\$9,200	\$2,800	\$1,200	\$3,460,300	\$3,473,500
Fire Alarm & Comm	-	-	-	\$21,000	\$411,900	\$433,000
Equipment/Special	\$36,000	-	\$23,200	\$35,500	\$125,100	\$219,900
Site Development	-	\$14,400	-	\$16,700	\$609,100	\$640,100
Landscaping	-	-	-	-	\$997,200	\$997,200
Site Lighting	-	-	-	-	\$64,000	\$64,000
Pavement	-	\$157,600	-	\$20,800	\$52,100	\$230,600
Follow-up Studies	\$7,700	-	-	-	-	\$7,700
<b>TOTALS</b>	<b>\$43,700</b>	<b>\$518,100</b>	<b>\$129,600</b>	<b>\$796,400</b>	<b>\$9,011,500</b>	<b>\$10,499,500</b>

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: Stone Avenue Elementary School

Replacement Value: \$ 25,328,250; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Stone Avenue Elementary School	2	\$43,727
<b>Total</b>	<b>2</b>	<b>\$43,727</b>

#### Stone Avenue Elementary School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1443177	Stone Avenue Elementary School / Building A (Main)	E2012	Kitchen Counter, Plastic Laminate, Postformed, Replace	Poor	Performance/Integrity	\$35,978
1476779	Stone Avenue Elementary School / Building A (Main)	P000X	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	NA	Performance/Integrity	\$7,749
<b>Total (2 items)</b>						<b>\$43,727</b>



Key Findings



**Soffit in Poor condition.**

Wood  
Building A (Main) Building Exterior

Uniformat Code: B2016  
Recommendation: **Replace in 2020**

Priority Score: **89.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,000

\$\$\$\$

Wood at roofing trim is rotting beneath paint. Appears to be engineered beams. - AssetCALC ID: 1443254



**Roof Hatch in Poor condition.**

Metal  
Building A (Main) Roof

Uniformat Code: B3022  
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Ladder not secured properly - AssetCALC ID: 1443159



**Parking Lots in Poor condition.**

Asphalt Pavement  
Site Site

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

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$17,400

\$\$\$\$

Sealcoat and striping have worn away. - AssetCALC ID: 1443215



**Parking Lots in Poor condition.**

Asphalt Pavement  
Site Site

Uniformat Code: G2022  
Recommendation: **Mill & Overlay in 2020**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$135,600

\$\$\$\$

Extensive alligator cracking, potholes, and totally worn away pavement observed. - AssetCALC ID: 1443126

**Plumbing System in Poor condition.**

Supply & Sanitary, Low Density (excl fixtures)  
Portable PRR Throughout building

Uniformat Code: D2029  
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Sewage backs up in kitchen and restroom building, possibly undersized drain lines - AssetCALC ID: 1493779

**Plumbing System in Poor condition.**

Supply & Sanitary, Medium Density (excl fixtures)  
Building A (Main) Throughout

Uniformat Code: D2029  
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,300

\$\$\$\$

Sewage backs up in kitchen and restroom building, possibly undersized drain lines. This budgetary allowance is for any one-time sanitary repairs determined to be necessary for these areas. - AssetCALC ID: 1476782



**Plumbing System in Poor condition.**

Rainwater Drainage, Low Density  
Site

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

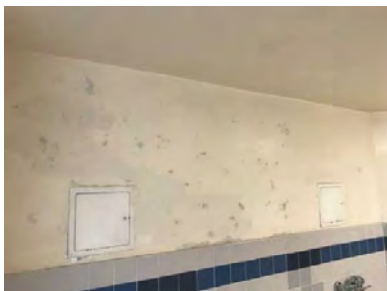
Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$220,700

\$\$\$\$

Periodic site erosion problems. - AssetCALC ID: 1443203



**Interior Wall Finish in Poor condition.**

any surface  
Building A (Main) Throughout

Uniformat Code: C3012  
Recommendation: **Prep & Paint in 2021**

Priority Score: **82.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,800

\$\$\$\$

Paint is peeling - AssetCALC ID: 1443172

**Recommended Follow-up Study:  
Plumbing, Sanitary Sewer System**

Plumbing, Sanitary Sewer System  
Building A (Main) Throughout building

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

Priority Score: **82.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

Sewage backs up in kitchen and restroom building, possibly undersized drain lines - AssetCALC ID: 1476779



**Kitchen Counter in Poor condition.**

Plastic Laminate, Postformed  
Building A (Main) Throughout

Uniformat Code: E2012  
Recommendation: **Replace in 2019**

Priority Score: **82.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$36,000

\$\$\$\$

Delamination and warping common in all counters except 2-story classrooms. - AssetCALC ID: 1443177

## 2. Building A



### Building A: Systems Summary

<b>Address</b>	5111 Stone Avenue, Jurupa Valley, California 92509	
<b>Constructed/Renovated</b>	1993	
<b>Building Size</b>	34,750 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 Secondary: Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted and papered gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, vinyl sheeting Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas & Electric domestic water heaters Toilets, urinals, and sinks in all restrooms	Fair

## Building A: Systems Summary

<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchgear with copper wiring Interior Lighting: T-8, LED, CFL Emergency: UPS	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Roof trim, building lacks fire suppression, chipped paint in restrooms, roof hatch not fully secured, countertops delaminating, Sewage backs up in kitchen and restroom building, possibly undersized drain lines.	

See Appendix D for the Component Condition Table.

### 3. Building B



#### Building B: Systems Summary

<b>Address</b>	5111 Stone Avenue, Jurupa Valley, California 92509	
<b>Constructed/Renovated</b>	1993	
<b>Building Size</b>	6,035 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	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Good
<b>Interiors</b>	Walls: Papered gypsum board Floors: Carpet Ceilings: ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Sinks No hot water	--

## Building B: Systems Summary

<b>HVAC</b>	Individual package units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Fed from site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Good
<b>Fire Alarm</b>	Smoke detectors	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>	None	

See Appendix D for the Component Condition Table.

## 4. Portables



### Portables: Systems Summary

<b>Address</b>	5111 Stone Avenue, Jurupa Valley, California 92509	
<b>Constructed/Renovated</b>	1997	
<b>Building Size</b>	7,500 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 metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board, ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron 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	Fair
<b>Electrical</b>	Source & Distribution: Fed from site switchboards with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors	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>	Building lacks fire suppression, restroom building sewage backs up	

See Appendix D for the Component Condition Table.

## 5. Building C



### Building C: Systems Summary

<b>Address</b>	5111 Stone Avenue, Jurupa Valley, California 92509	
<b>Constructed/Renovated</b>	2016	
<b>Building Size</b>	8,000 SF	
<b>Number of Stories</b>	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Stucco with aluminum windows	Good
<b>Roof</b>	Primary: Flat construction with metal finish	Good
<b>Interiors</b>	Walls: Papered gypsum board Floors: Carpet Ceilings: ACT	Good
<b>Elevators</b>	Hydraulic: Two cars serving both floors	Good
<b>Plumbing</b>	None	--

## Building C: Systems Summary

<b>HVAC</b>	Individual package units	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system; fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Fed from site switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Good
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations and exit signs	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>	None	

See Appendix D for the Component Condition Table.

## 6. Site Summary



Site Information		
<b>Lot Size</b>	9.24 acres (estimated)	
<b>Parking Spaces</b>	74 total spaces all in open lots; Seven 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	Poor
<b>Site Development</b>	Property entrance signage, Chain-link and metal tube fencing, CMU dumpster enclosure Playgrounds and sports courts with fencing Limited picnic tables	Good
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present No retaining walls 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, CFL	Good
<b>Ancillary Structures</b>	Gazebo	Fair
<b>Key Issues and Findings</b>	heavy asphalt wear, severe alligator cracking, inadequate lot drainage	

See Appendix D for the Component Condition Table.

## 7. 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 1993. The facility was significantly renovated in 2016. 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 Building: Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Original 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"/>

**1997 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"/>

**Building C: 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>Elevators</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"/>
<b>Possible other categories: <i>play areas</i></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 door knobs 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 door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<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>

## 8. 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.

## 9. Opinions of Probable Costs

---

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 10. Certification

---

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Stone Avenue Elementary School, 5111 Stone Avenue, 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:**



---

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

## 11. Appendices

---

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

---

---

## **Appendix A: Photographic Record**

---

---



#1	COVER PHOTO
----	-------------



#2	MAIN BUILDING
----	---------------



#3	SOUTH PORTABLES
----	-----------------



#4	NORTH PORTABLES AND 2-STORY
----	-----------------------------



#5	RESTROOM PORTABLE
----	-------------------



#6	REAR NORTH PORTABLES
----	----------------------



#7	STANDARD CLASSROOM
----	--------------------



#8	PORTABLES CLASSROOM
----	---------------------



#9	2-STORY BLDG CLASSROOM
----	------------------------



#10	KINDERGARTEN ROOM
-----	-------------------



#11	LIBRARY
-----	---------



#12	MULTIPURPOSE ROOM
-----	-------------------





#13	BAND ROOM
-----	-----------



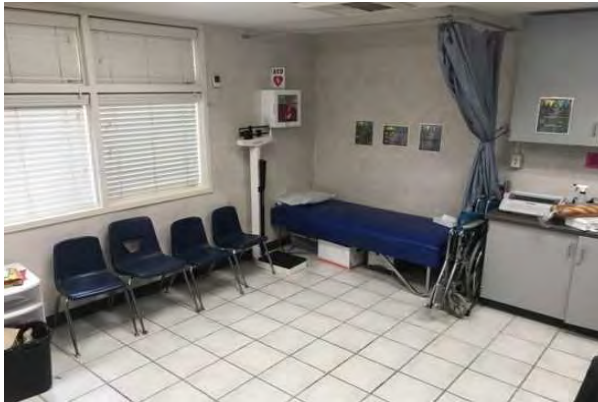
#14	SPECIAL ED ROOM
-----	-----------------



#15	STAFF LOUNGE
-----	--------------



#16	KITCHEN
-----	---------



#17	NURSE'S OFFICE
-----	----------------



#18	PORTABLE RESTROOM
-----	-------------------



#19	RESTROOM
-----	----------



#20	STAFF RESTROOM
-----	----------------



#21	FACADE OVERVIEW
-----	-----------------



#22	PRIMARY ROOF OVERVIEW
-----	-----------------------



#23	SECONDARY ROOF OVERVIEW
-----	-------------------------



#24	METAL ROOF OVERVIEW
-----	---------------------



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



#26	ELEVATOR MACHINERY
-----	--------------------



#27	CAB FINISH
-----	------------



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



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



#30	COOLING MAIN COMPONENTS
-----	-------------------------



#31	EXHAUST
-----	---------



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



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



#34	UNINTERRUPTIBLE POWER SUPPLY (UPS)
-----	------------------------------------



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



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



#37	FIRE ALARM CONTROL PANEL
-----	--------------------------



#38	FIRE EXTINGUISHER
-----	-------------------



#39	PRIMARY PARKING AREA
-----	----------------------



#40	SECONDARY PARKING OVERVIEW
-----	----------------------------



#41	LANDSCAPING OVERVIEW
-----	----------------------



#42	ROOF HATCH ISSUE
-----	------------------



#43	INSUFFICIENT SITE DRAINAGE
-----	----------------------------



#44	CHIPPED PAINT IN RESTROOMS
-----	----------------------------



#45	DAMAGED ASPHALT PAVEMENT
-----	--------------------------



#46	DAMAGED COUNTERTOPS
-----	---------------------



#47	WORN STRIPING, DEGRADED SEALCOAT
-----	----------------------------------



#48	ROOF TRIM ISSUE
-----	-----------------

---

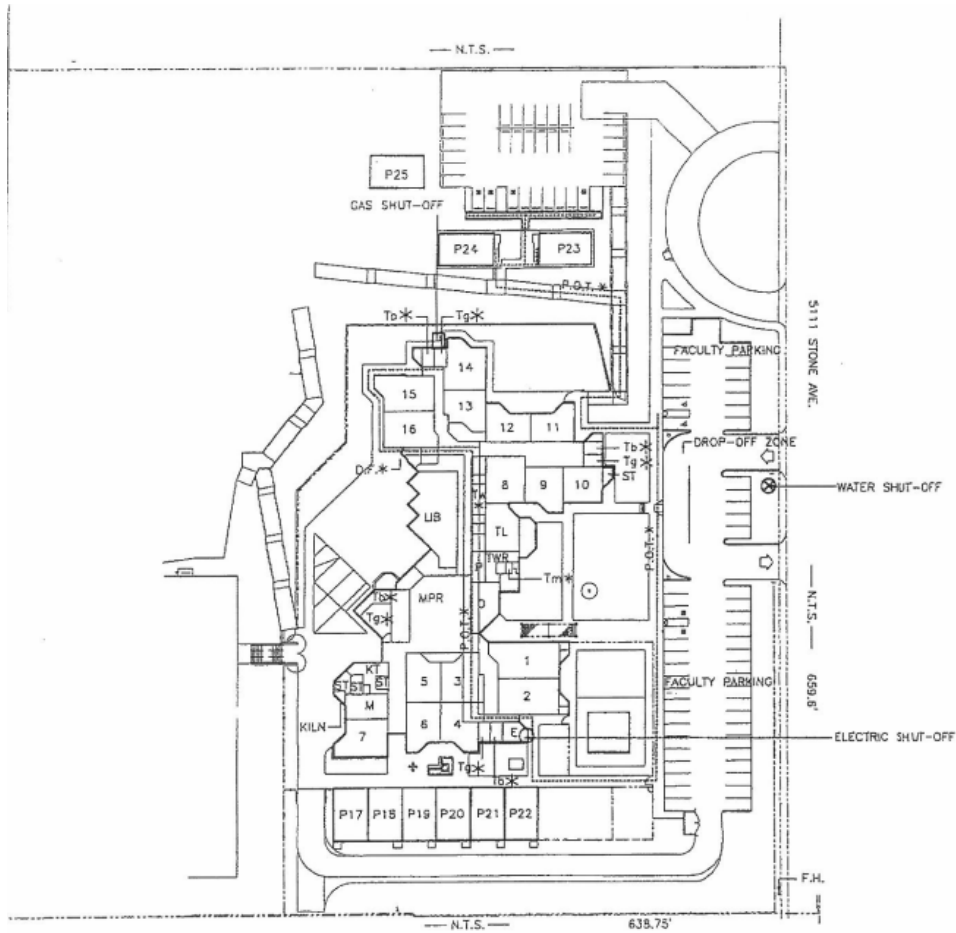
---

## Appendix B: Site Plans

---

---

### Site Plan



PARKING STALLS 89  
 HC STALLS 6  
 HC VAN STALLS 2

**PERKINS & WILL**  
 626.683.9455  
 Fax: 626.683.5717

STONE AVENUE ELEM. SCHOOL  
 EXISTING CONDITIONS  
 SCHOOL CAMPUS SITE PLANS  
 JURUPA UNIFIED SCHOOL DISTRICT

Date: 02/05/02  
 Project Number: 49814.00  
 Scale: 1" = 100'-0"  
 Plot Number: A12

SOURCE:

Perkins & Will via Jurupa Unified School District



ON-SITE DATE:

September 24, 2019





### Aerial Site Plan



SOURCE:

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



ON-SITE DATE:

September 25, 2019

---

---

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

---

---



# Facility Condition Assessment Pre-Survey Questionnaire

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

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

Name of School/Facility: MOT Yard No. of Buildings: (5) bldg.'s (3) 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: 1969	<b>Built:</b>	<b>Renovated:</b>	<b>Historical: N</b>
No. of Stories: Single		Floor(s)	
Total Site Area: 4.7		Acres	
Total Building Area: 32,876		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>2019</b>	PM 2019	Transportation
3. Plumbing System/Fixtures	<b>None</b>	None	
4. Electrical System/Lighting	<b>2016</b>	None	Upgraded switch gear/ Transformer
5. Life-Safety/Fire	<b>2010</b>	2019	FA panel upgrade
6. Roofs	<b>1996</b>	None	

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	New Data Center bldg., Installed electric vehicle charging
Planned Capital Expenditure For Next Year?	Painting (3) portables
Age of the Roof?	1996
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			
3 Are there any other significant issues/hazards with the property?		N			



A Bureau Veritas Group Company

# Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
<b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>					
4		N			
5		N			
6		N			
7		N			
8	Y				
9	Y				
10		N			
<b>GENERAL SITE</b>					
11	Y				During moderate rains, water infiltration
12		N			
<b>BUILDING STRUCTURE</b>					
13		N			
14		N			
15		N			
16		N			
<b>BUILDING ENVELOPE</b>					
17	Y				At print shop/ HVAC shop, reoccurring



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



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

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

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

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

9/17/19  
 \_\_\_\_\_  
 Date

---

---

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

---

---

## Component Condition Report

## Stone Avenue Elementary School / Building A (Main)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	12,924 SF	6	1443146
B2016	Building Exterior	Poor	Soffit, Wood	1,000 SF	1	1443254
B2023	Office	Good	Storefront, Metal-Framed Windows w/out Door(s)	180 SF	25	1443185
B2023	Building Exterior	Good	Storefront, Metal-Framed Windows w/out Door(s)	5,375 SF	25	1443160
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	15	10	1443260
<b>Roofing</b>						
B3011	Roof	Good	Roof, Asphalt Shingle 20-Year	24,670 SF	18	1443186
B3011	Main Roof	Good	Roof, Built-Up	15,863 SF	23	1443151
B3022	Roof	Poor	Roof Hatch, Metal	1	1	1443159
<b>Interiors</b>						
C1021	Throughout	Fair	Interior Door, Steel	10	25	1443262
C1023	Throughout	Good	Door Hardware System, School (per Door)	41	26	1443211
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	17	17	1443147
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,500 SF	14	1443240
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	31,200 SF	12	1443179
C3012	Throughout	Poor	Interior Wall Finish, any surface, Prep & Paint	12,500 SF	2	1443172
C3024	Throughout	Good	Interior Floor Finish, Vinyl Sheeting	7,500 SF	12	1443214
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	685 SF	10	1443169
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	4,500 SF	14	1443236
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	22,065 SF	8	1443229
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	5,630 SF	5	1443123
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	29,120 SF	20	1443157
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Child-Sized	4	28	1443167
D2011	Restrooms	Good	Toilet, Commercial Water Closet	16	27	1443128
D2012	Restrooms	Good	Urinal, Standard	9	28	1443255
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	22	27	1443163
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	10	1443192
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	34	20	1443181
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	15	1443202
D2014	Utility closet	Fair	Service Sink, Floor	3	25	1443188
D2018	Throughout building	Fair	Drinking Fountain, Interior	4	10	1443150
D2023	Utility closet	Fair	Water Heater, Electric, Residential, 10 GAL	1	3	1443166



**Stone Avenue Elementary School / Building A (Main)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2023	Utility closet	Fair	Water Heater, Gas, Residential, 50 GAL	1	3	1443162
D2023	Utility closet	Fair	Water Heater, Electric, Residential, 10 GAL	1	3	1443223
D2023	Utility closet	Good	Water Heater, Electric, Commercial, 50 GAL	1	15	1443267
D2029	Throughout	Poor	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,500 SF	2	1476782
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	34,750 SF	14	1443250
<b>Fire Suppression</b>						
D4091	Kitchen	Good	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	10 LF	18	1443120
<b>HVAC</b>						
D3042	Main Roof North	Fair	Exhaust Fan, Roof or Wall Mounted, 376 CFM [EF-7]	1	3	1443208
D3042	Main Roof North	Fair	Exhaust Fan, Roof or Wall Mounted, 780 CFM	1	6	1443209
D3042	Main Roof South	Fair	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM [EF-5]	1	5	1443237
D3042	Main Roof South	Fair	Exhaust Fan, Roof or Wall Mounted, 856 CFM [EF-4]	1	5	1443119
D3042	Main Roof North	Fair	Exhaust Fan, Roof or Wall Mounted, 856 CFM [EF-9]	1	5	1443199
D3042	Main Roof North	Good	Exhaust Fan, Roof or Wall Mounted, 856 CFM [005-0608]	1	16	1443134
D3042	Main Roof North	Fair	Exhaust Fan, Roof or Wall Mounted, 856 CFM [EF-8]	1	5	1443140
D3042	Main Roof South	Fair	Exhaust Fan, Roof or Wall Mounted, 2,300 CFM [SF-1]	1	5	1443121
D3042	Main Roof South	Fair	Exhaust Fan, Roof or Wall Mounted, 3124 CFM [EF-13]	1	5	1443261
D3042	Main Roof North	Fair	Exhaust Fan, Roof or Wall Mounted, 373 CFM [No tag/plate found]	1	5	1443235
D3042	Main Roof South	Fair	Exhaust Fan, Roof or Wall Mounted, 856 CFM [EF-3]	1	5	1443265
D3042	Main Roof South	Fair	Exhaust Fan, Roof or Wall Mounted, 1,526 CFM [EF-6]	1	5	1443175
D3052	Main Roof North	Fair	Packaged Unit (RTU), 2 Ton [RM-22]	1	13	1443238
D3052	Main Roof North	Fair	Packaged Unit (RTU), 4 Ton [RM-9]	1	12	1443127
D3052	Main Roof North	Fair	Packaged Unit (RTU), 4 Ton [RM-11]	1	12	1443245
D3052	Main Roof North	Fair	Packaged Unit (RTU), 4 Ton [RM-16]	1	12	1443142
D3052	Main Roof South	Fair	Packaged Unit (RTU), 2 Ton [SE-ACT]	1	13	1443196
D3052	Main Roof South	Fair	Packaged Unit (RTU), 4 Ton [RM-3]	1	13	1443161
D3052	Main Roof South	Fair	Packaged Unit (RTU), 4 Ton [RM-1]	1	12	1443264
D3052	Main Roof South	Fair	Packaged Unit (RTU), 4 Ton [RM-2]	1	12	1443257
D3052	Main Roof North	Fair	Packaged Unit (RTU), 4 Ton [RM-10]	1	13	1443231
D3052	Main Roof North	Fair	Packaged Unit (RTU), 4 Ton [RM-13]	1	12	1443133
D3052	Main Roof South	Fair	Packaged Unit (RTU), 4 Ton [RM-5]	1	13	1443132
D3052	Main Roof South	Fair	Packaged Unit (RTU), 4 Ton [RM-6]	1	13	1443228
D3052	Main Roof North	Fair	Packaged Unit (RTU), 10 Ton [LIBRARY]	1	13	1443138
D3052	Main Roof North	Fair	Packaged Unit (RTU), 2 Ton [HALLWAY]	1	13	1443218
D3052	Main Roof North	Fair	Packaged Unit (RTU), 10 Ton [OFFICE]	1	13	1443187
D3052	Main Roof North	Fair	Packaged Unit (RTU), 4 Ton [RM-8]	1	13	1443210

**Stone Avenue Elementary School / Building A (Main)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Main Roof North	Fair	Packaged Unit (RTU), 4 Ton [RM-12]	1	13	1443241
D3052	Main Roof North	Fair	Packaged Unit (RTU), 4 Ton [RM-15]	1	13	1443197
D3052	Main Roof South	Fair	Packaged Unit (RTU), 4 Ton [RM-7]	1	13	1443148
D3052	Main Roof South	Fair	Packaged Unit (RTU), 10 Ton [S-MPR]	1	13	1443224
D3052	Main Roof South	Fair	Packaged Unit (RTU), 10 Ton [N-MPR]	1	13	1443242
D3052	Main Roof North	Fair	Packaged Unit (RTU), 4 Ton [RM-14]	1	13	1443200
D3052	Main Roof South	Fair	Packaged Unit (RTU), 4 Ton [RM-7A]	1	13	1443158
D3052	Main Roof South	Fair	Packaged Unit (RTU), 4 TON [SW-ACT]	1	13	1443144
D3052	Main Roof South	Fair	Packaged Unit (RTU), 4 TON [RM-4]	1	13	1443191
D3094	Kitchen	Good	Air Curtain, 5,000 CFM	1	15	1443204
D3094	Kitchen	Fair	Air Curtain, 5,000 CFM [No tag/plate found]	1	15	1443206
D3099	Restrooms	Fair	Hand Dryer, Restroom	16	3	1443184
<b>Electrical</b>						
D5012	Main Roof North	Good	Secondary Transformer, Dry, 50 kVA	1	27	1443201
D5012	Main Roof South	Good	Secondary Transformer, Dry, 50 kVA	1	27	1443194
D5012	Main Fire Alarm Panel Closet	Fair	Building/Main Switchgear, 277/480 V, 800 Amp	1	13	1443152
D5012	Main Roof South	Good	Secondary Transformer, Dry, 50 kVA	1	27	1443258
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	34,750 SF	14	1443131
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	12	15	1443213
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	34,750 SF	17	1443233
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	10	5	1443251
D5092	Main Fire Alarm Panel Closet	Good	Uninterruptible Power Supply (UPS), 3 kW	1	11	1443176
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	34,750 SF	17	1443266
D5037	Main Fire Alarm Panel Closet	Fair	Fire Alarm Control Panel, Addressable	1	8	1443189
<b>Equipment/Special</b>						
E1028	Nurse Office	Good	Defibrillator (AED), Cabinet Mounted	1	7	1443247
E1093	Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 10 LF	1	10	1443259
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Freestanding	1	7	1443174
E1093	Staff Lounge	Good	Commercial Kitchen, Icemaker, Freestanding	1	13	1443263
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1443244
E1093	Kitchen	Good	Commercial Kitchen, Food Warmer	1	12	1443156
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	4	1443270
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	5	1443249
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	10	1443164
E1093	Kitchen	Fair	Commercial Kitchen, 1 HP	1	10	1443143

**Stone Avenue Elementary School / Building A (Main)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2012	Throughout	Poor	Kitchen Counter, Plastic Laminate, Postformed	650 LF	0	1443177

**Follow-up Studies**

P000X	Throughout building	NA	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	1476779
-------	---------------------	----	--	---	---	---------

**Stone Avenue Elementary School / Building B (CR17-22)**

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

**Facade**

B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,464 SF	6	1493760
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	12	8	1443217
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	12	10	1492694

**Roofing**

B3011	Roof	Good	Roof, Built-Up	6,500 SF	23	1443182
-------	------	------	----------------	----------	----	---------

**Interiors**

C1023	Throughout	Good	Door Hardware System, School (per Door)	12	26	1492695
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	7,800 SF	12	1493768
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	6,000 SF	8	1493721
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,000 SF	20	1493731

**Plumbing**

D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	20	1493733
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	6,035 SF	14	1493804

**HVAC**

D3052	18 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-18]	1	13	1443122
D3052	17 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-17]	1	13	1443207
D3052	19 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-19]	1	13	1443137
D3052	20 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-20]	1	13	1443117
D3052	21 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-21]	1	13	1443168
D3052	22 Roof	Fair	Packaged Unit (RTU), 5 TON [RM-22]	1	13	1443190

**Electrical**

D5012	18 Exterior	Fair	Secondary Transformer, 37.5 kVA	1	3	1443221
D5012	21 Exterior	Good	Secondary Transformer, 50 kVA	1	27	1443268
D5012	21 Exterior	Fair	Building/Main Switchboard, 200 AMP	1	13	1443118
D5012	18 Exterior	Fair	Building/Main Switchboard, 200 AMP	1	13	1443141
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,035 SF	14	1493805
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	15	1493777
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	6,035 SF	17	1493806

**Fire Alarm & Comm**

**Stone Avenue Elementary School / Building B (CR17-22)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	6,035 SF	17	1493807

**Stone Avenue Elementary School / Building C (CR27-34)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,624 SF	7	1493758
B2021	Building Exterior	Good	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	8	27	1492906
B2032	Building Exterior	Good	Exterior Door, Wood Solid-Core	8	22	1492693
<b>Roofing</b>						
B3011	2-Story Roof	Good	Roof, Metal	5,000 SF	37	1476775
<b>Interiors</b>						
C1023	Throughout	Good	Door Hardware System, School (per Door)	8	27	1492692
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	10,400 SF	12	1493769
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	8,000 SF	8	1493722
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,000 SF	22	1493732
<b>Elevators</b>						
D1011	2-Story	Good	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors, Renovate	1	27	1443239
D1011	2-Story	Good	Elevator Controls, Automatic, 1 Car	1	17	1443252
D1019	2-Story	Good	Elevator Cab Finishes, Standard w/ Stainless Steel Doors	1	12	1443125
<b>Fire Suppression</b>						
D4019	2-Story	Good	Sprinkler Heads (per SF)	9,750 SF	22	1443248
<b>HVAC</b>						
D3052	31	Good	Packaged Unit (RTU), 4 TON	1	17	1443226
D3052	32	Good	Packaged Unit (RTU), 4 TON	1	17	1443136
D3052	34	Good	Packaged Unit (RTU), 4 TON	1	17	1443145
D3052	30	Good	Packaged Unit (RTU), 4 TON	1	17	1443124
D3052	29	Good	Packaged Unit (RTU), 4 TON	1	17	1443195
D3052	28	Good	Packaged Unit (RTU), 4 TON	1	17	1443171
D3052	27	Good	Packaged Unit (RTU), 4 TON	1	17	1443232
D3052	33	Good	Packaged Unit (RTU), 4 TON	1	17	1443216
<b>Electrical</b>						
D5019	Throughout	Good	Full Electrical System Upgrade, Medium Density/Complexity	8,000 SF	37	1493810
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	8	17	1493778
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	8,000 SF	17	1493809
D5092	Building exterior	Good	Exit Sign Light Fixture, LED	4	7	1492666
<b>Fire Alarm &amp; Comm</b>						

**Stone Avenue Elementary School / Building C (CR27-34)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	8,000 SF	17	1493808

**Stone Avenue Elementary School / Portable P23**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,460 SF	6	1443212
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	8	1492898
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1	10	1492677
<b>Roofing</b>						
B3011	Portables	Fair	Roof, Metal	1,200 SF	18	1443149
<b>Interiors</b>						
C1023	Throughout	Good	Door Hardware System, School (per Door)	1	26	1492676
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	1,300 SF	12	1493761
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	1,000 SF	8	1493714
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	20	1493724
<b>HVAC</b>						
D3052	23 Exterior	Fair	Heat Pump, Wall-Mounted, 4 Ton	1	5	1443227
<b>Electrical</b>						
D5012	23 Exterior	Good	Secondary Transformer, 37.5 kVA	1	27	1443225
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,000 SF	14	1493801
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	15	1493776
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	1,000 SF	17	1493802
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	17	1493803

**Stone Avenue Elementary School / Portable P24**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,460 SF	6	1493228
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	8	1492899
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1	10	1492679
<b>Roofing</b>						
B3011	Portables	Fair	Roof, Metal	1,200 SF	18	1492672
<b>Interiors</b>						
C1023	Throughout	Good	Door Hardware System, School (per Door)	1	26	1492678
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	1,300 SF	12	1493762

**Stone Avenue Elementary School / Portable P24**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	1,000 SF	8	1493715
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	20	1493725
<b>HVAC</b>						
D3052	24 Exterior	Fair	Heat Pump, Wall-Mounted, 4 Ton	1	5	1443256
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,000 SF	14	1493798
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	15	1493775
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	1,000 SF	17	1493799
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	17	1493800

**Stone Avenue Elementary School / Portable P25**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,460 SF	6	1493227
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	8	1492900
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1	10	1492681
<b>Roofing</b>						
B3011	Portables	Fair	Roof, Metal	1,200 SF	18	1492671
<b>Interiors</b>						
C1023	Throughout	Good	Door Hardware System, School (per Door)	1	26	1492680
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	1,300 SF	12	1493763
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	1,000 SF	8	1493716
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	20	1493726
<b>HVAC</b>						
D3052	25 Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	5	1443139
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,000 SF	14	1493795
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	15	1493774
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	1,000 SF	17	1493796
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	17	1493797

**Stone Avenue Elementary School / Portable P26**

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

**Stone Avenue Elementary School / Portable P26**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,460 SF	6	1493226
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	8	1492901
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1	10	1492683
<b>Roofing</b>						
B3011	Portables	Fair	Roof, Metal	1,200 SF	18	1492670
<b>Interiors</b>						
C1023	Throughout	Good	Door Hardware System, School (per Door)	1	26	1492682
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	1,300 SF	12	1493764
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	1,000 SF	8	1493717
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	20	1493727
<b>HVAC</b>						
D3052	26 Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	5	1443180
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,000 SF	14	1493792
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	15	1493773
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	1,000 SF	17	1493793
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	17	1493794

**Stone Avenue Elementary School / Portable P35**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,460 SF	6	1493225
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	8	1492902
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1	10	1492685
<b>Roofing</b>						
B3011	Portables	Fair	Roof, Metal	1,200 SF	18	1492669
<b>Interiors</b>						
C1023	Throughout	Good	Door Hardware System, School (per Door)	1	26	1492684
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	1,300 SF	12	1493765
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	1,000 SF	8	1493718
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	20	1493728
<b>HVAC</b>						
D3052	35 Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	5	1443173
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,000 SF	14	1493789

**Stone Avenue Elementary School / Portable P35**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	15	1493772
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	1,000 SF	17	1493790
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	17	1493791

**Stone Avenue Elementary School / Portable P36**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,460 SF	6	1493224
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	8	1492903
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1	10	1492687
<b>Roofing</b>						
B3011	Portables	Fair	Roof, Metal	1,200 SF	18	1492668
<b>Interiors</b>						
C1023	Throughout	Good	Door Hardware System, School (per Door)	1	26	1492686
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	1,300 SF	12	1493766
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	1,000 SF	8	1493719
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	20	1493729
<b>HVAC</b>						
D3052	36 Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	5	1443205
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,000 SF	14	1493786
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	15	1493771
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	1,000 SF	17	1493787
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	17	1493788

**Stone Avenue Elementary School / Portable P37**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,460 SF	6	1493223
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	8	1492904
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1	10	1492689
<b>Roofing</b>						
B3011	Portables	Fair	Roof, Metal	1,200 SF	18	1492667
<b>Interiors</b>						



**Stone Avenue Elementary School / Portable P37**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1023	Throughout	Good	Door Hardware System, School (per Door)	1	26	1492688
C3012	Throughout	Good	Interior Wall Finish, Wallpaper	1,300 SF	12	1493767
C3025	Throughout	Good	Interior Floor Finish, Carpet Commercial Standard	1,000 SF	8	1493720
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	20	1493730
<b>HVAC</b>						
D3052	37 Exterior	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	5	1443116
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,000 SF	14	1493783
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	15	1493770
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	1,000 SF	17	1493784
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	17	1493785

**Stone Avenue Elementary School / Portable PRR**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,140 SF	6	1493229
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	4	10	1492691
<b>Interiors</b>						
C1023	Throughout	Good	Door Hardware System, School (per Door)	4	26	1492690
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	4	17	1493710
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	500 SF	14	1493712
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	500 SF	14	1493711
C3032	Throughout	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	500 SF	20	1493723
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	6	27	1493709
D2012	Restrooms	Good	Urinal, Standard	2	28	1493708
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	27	1493707
D2029	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	500 SF	2	1493779
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	500 SF	14	1493780
D5029	Throughout	Good	Lighting System, Interior, High Density & Standard Fixtures	500 SF	17	1493781
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Good	Fire Alarm System, Standard Addressable, Upgrade	500 SF	17	1493782

**Stone Avenue Elementary School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Gazebo	Fair	Roof, Metal	2,275 SF	25	1443234
<b>Plumbing</b>						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	4	5	1443129
D2021	Site	Fair	Backflow Preventer, Domestic, 2"	1	10	1443219
D2021	Site	Fair	Backflow Preventer, 3 INCH	1	10	1443198
D2049	Site	Poor	Plumbing System, Rain Water Drainage, Low Density	398,717 SF	2	1443203
<b>Electrical</b>						
D5012	Site	Fair	Building/Main Switchgear, 120/208 V, 600 Amp [DB-R]	1	13	1443193
D5012	Site	Good	Secondary Transformer, 150 kVA [SS-1]	1	27	1443220
<b>Pavement</b>						
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	35,000 SF	1	1443126
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	35,000 SF	1	1443215
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	57,500 SF	23	1443183
<b>Site Development</b>						
G2041	Site	Good	Fences & Gates, Chain Link, 8' High	2,700 LF	30	1443155
G2041	Site	Good	Fences & Gates, Metal Tube, 4' High	500 LF	35	1443269
G2044	Site	Good	Signage, Property, Monument	1	20	1520452
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	27	20	1443135
G2047	Site	Good	Play Structure, Small	1	15	1443222
G2047	Site	Good	Play Structure, Medium	1	17	1443243
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	27,250 SF	2	1443165
G2047	Site	Good	Play Structure, Large	1	17	1443230
G2047	Site	Good	Play Structure, Swing Set only, 4 Seats	2	17	1443170
G2047	Site	Good	Play Surfaces & Sports Courts, Poured-in-place Rubber	9,000 SF	17	1443154
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High	35 LF	25	1443130
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System, Replace/Install	142,500 SF	20	1443178
<b>Site Lighting</b>						
G4021	Site	Good	Site Pole Light, 40' High, 1,000 W (LED Lamp Replacement)	5	17	1443253

---

---

## **Appendix E: Replacement Reserves**

---

---

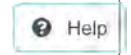


Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
D3052	Main Roof South	1443228	Packaged Unit (RTU), 4 Ton, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Main Roof North	1443138	Packaged Unit (RTU), 10 Ton, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140								\$22,140	
D3052	Main Roof North	1443218	Packaged Unit (RTU), 2 Ton, Replace	20	7	13	1	EA	\$6,088.50	\$6,089														\$6,089								\$6,089	
D3052	Main Roof North	1443187	Packaged Unit (RTU), 10 Ton, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140								\$22,140	
D3052	Main Roof North	1443210	Packaged Unit (RTU), 4 Ton, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Main Roof North	1443241	Packaged Unit (RTU), 4 Ton, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Main Roof North	1443197	Packaged Unit (RTU), 4 Ton, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Main Roof South	1443148	Packaged Unit (RTU), 4 Ton, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Main Roof South	1443224	Packaged Unit (RTU), 10 Ton, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140								\$22,140	
D3052	Main Roof South	1443242	Packaged Unit (RTU), 10 Ton, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140								\$22,140	
D3052	Main Roof North	1443200	Packaged Unit (RTU), 4 Ton, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Main Roof South	1443158	Packaged Unit (RTU), 4 Ton, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Main Roof South	1443144	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Main Roof South	1443191	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3094	Kitchen	1443204	Air Curtain, 5,000 CFM, Replace	20	5	15	1	EA	\$3,431.70	\$3,432															\$3,432							\$3,432	
D3094	Kitchen	1443206	Air Curtain, 5,000 CFM, Replace	20	5	15	1	EA	\$3,431.70	\$3,432															\$3,432								\$3,432
D3099	Restrooms	1443184	Hand Dryer, Restroom, Replace	10	7	3	16	EA	\$1,771.20	\$28,339				\$28,339										\$28,339								\$56,678	
D4091	Kitchen	1443120	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	2	18	10	LF	\$442.80	\$4,428																		\$4,428				\$4,428	
D5012	Main Fire Alarm Panel Closet	1443152	Building/Main Switchgear, 277/480 V, 800 Amp, Replace	40	27	13	1	EA	\$154,980.00	\$154,980														\$154,980								\$154,980	
D5019	Throughout	1443131	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	34750	SF	\$19.93	\$692,429														\$692,429								\$692,429	
D5022	Building exterior	1443213	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	5	15	12	EA	\$232.47	\$2,790															\$2,790							\$2,790	
D5029	Throughout	1443233	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	3	17	34750	SF	\$14.39	\$500,087																\$500,087						\$500,087	
D5037	Main Fire Alarm Panel Closet	1443189	Fire Alarm Control Panel, Addressable, Replace	15	7	8	1	EA	\$16,605.00	\$16,605									\$16,605													\$16,605	
D5037	Throughout building	1443266	Fire Alarm System, Standard Addressable, Upgrade	20	3	17	34750	SF	\$4.43	\$153,873																\$153,873						\$153,873	
D5092	Throughout building	1443251	Exit Sign Light Fixture, LED, Replace	10	5	5	10	EA	\$243.54	\$2,435					\$2,435											\$2,435						\$2,435	
D5092	Main Fire Alarm Panel Closet	1443176	Uninterruptible Power Supply (UPS), 3 kW, Replace	15	4	11	1	EA	\$10,627.20	\$10,627												\$10,627										\$10,627	
E1028	Nurse Office	1443247	Defibrillator (AED), Cabinet Mounted, Replace	10	3	7	1	EA	\$1,660.50	\$1,661							\$1,661									\$1,661						\$1,661	
E1093	Kitchen	1443270	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,985.20	\$3,985				\$3,985														\$3,985				\$3,985	
E1093	Kitchen	1443244	Commercial Kitchen, Convection Oven, Double, Replace	10	5	5	1	EA	\$10,516.50	\$10,517					\$10,517											\$10,517						\$10,517	
E1093	Kitchen	1443249	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	\$5,645.70	\$5,646					\$5,646															\$5,646		\$5,646	
E1093	Kitchen	1443174	Commercial Kitchen, Steamer, Freestanding, Replace	10	3	7	1	EA	\$11,623.50	\$11,624							\$11,624									\$11,624						\$11,624	
E1093	Kitchen	1443259	Commercial Kitchen, Exhaust Hood, 10 LF, Replace	15	5	10	1	EA	\$4,981.50	\$4,982											\$4,982											\$4,982	
E1093	Kitchen	1443164	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$5,092.20	\$5,092											\$5,092											\$5,092	
E1093	Kitchen	1443143	Commercial Kitchen, 1 HP, Replace	15	5	10	1	EA	\$4,206.60	\$4,207											\$4,207											\$4,207	
E1093	Kitchen	1443156	Commercial Kitchen, Food Warmer, Replace	15	3	12	1	EA	\$1,881.90	\$1,882													\$1,882									\$1,882	
E1093	Staff Lounge	1443263	Commercial Kitchen, Icemaker, Freestanding, Replace	15	2	13	1	EA	\$7,416.90	\$7,417														\$7,417								\$7,417	
E2012	Throughout	1443177	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	26	0	650	LF	\$55.35	\$35,978	\$35,978															\$35,978						\$35,978	
P000X	Throughout building	1476779	Engineer, Plumbing, Sanitary Sewer System, Evaluate/Report	0	0	0	1	EA	\$7,749.00	\$7,749	\$7,749																					\$7,749	
<b>Totals, Unescalated</b>											<b>\$43,727</b>	<b>\$22,472</b>	<b>\$39,022</b>	<b>\$32,324</b>	<b>\$3,985</b>	<b>\$49,439</b>	<b>\$44,470</b>	<b>\$13,284</b>	<b>\$199,800</b>	<b>\$0</b>	<b>\$39,880</b>	<b>\$10,627</b>	<b>\$216,518</b>	<b>\$417,118</b>	<b>\$1,004,326</b>	<b>\$87,099</b>	<b>\$44,470</b>	<b>\$681,359</b>	<b>\$294,056</b>	<b>\$3,985</b>	<b>\$163,637</b>	<b>\$3,411,597</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$43,727</b>	<b>\$23,146</b>	<b>\$41,398</b>	<b>\$35,322</b>	<b>\$4,485</b>	<b>\$57,313</b>	<b>\$53,100</b>	<b>\$16,338</b>	<b>\$253,100</b>	<b>\$0</b>	<b>\$53,595</b>	<b>\$14,711</b>	<b>\$308,703</b>	<b>\$612,551</b>	<b>\$1,519,133</b>	<b>\$135,697</b>	<b>\$71,362</b>	<b>\$1,126,182</b>	<b>\$500,611</b>	<b>\$6,988</b>	<b>\$295,546</b>	<b>\$5,173,008</b>	

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

Stone Avenue Elementary School / Building B (CR17-22)

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
B2011	Building Exterior	1493760	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	4464	SF	\$3.32	\$14,825						\$14,825									\$14,825							\$29,650
B2021	Building Exterior	1443217	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	22	8	12	EA	\$1,051.65	\$12,620									\$12,620													\$12,620
B2032	Building Exterior	1492694	Exterior Door, Wood Solid-Core, Replace	25	15	10	12	EA	\$774.90	\$9,299											\$9,299											\$9,299
C3012	Throughout	1493768	Interior Wall Finish, Wallpaper, Replace	15	3	12	7800	SF	\$2.44	\$18,996													\$18,996									\$18,996
C3025	Throughout	1493721	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	6000	SF	\$8.30	\$49,815								\$49,815									\$49,815					\$49,815
C3032	Throughout	1493731	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	5	20	6000	SF	\$3.87	\$23,247																				\$23,247		\$23,247
D2014	Throughout building	1493733	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	6	EA	\$1,328.40	\$7,970																			\$7,970		\$7,970	
D2029	Throughout building	1493804	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	26	14	6035	SF	\$5.54	\$33,404														\$33,404								\$33,404
D3052	18 Roof	1443122	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177								\$12,177
D3052	17 Roof	1443207	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177								\$12,177
D3052	19 Roof	1443137	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177								\$12,177
D3052	20 Roof	1443117	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177								\$12,177
D3052	21 Roof	1443168	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177								\$12,177



Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D3052	22 Roof	1443190		Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177							\$12,177	
D5012	18 Exterior	1443221		Secondary Transformer, 37.5 kVA, Replace	30	27	3	1	EA	\$8,413.20	\$8,413				\$8,413																	\$8,413	
D5012	21 Exterior	1443118		Building/Main Switchboard, 200 AMP, Replace	40	27	13	1	EA	\$44,280.00	\$44,280														\$44,280							\$44,280	
D5012	18 Exterior	1443141		Building/Main Switchboard, 200 AMP, Replace	40	27	13	1	EA	\$44,280.00	\$44,280														\$44,280						\$44,280		
D5019	Throughout	1493805		Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	6035	SF	\$19.93	\$120,253													\$120,253							\$120,253		
D5022	Building exterior	1493777		Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	5	15	6	EA	\$232.47	\$1,395															\$1,395					\$1,395		
D5029	Throughout	1493806		Lighting System, Interior, High Density & Standard Fixtures, Replace	20	3	17	6035	SF	\$14.39	\$86,850																				\$86,850		
D5037	Throughout building	1493807		Fire Alarm System, Standard Addressable, Upgrade	20	3	17	6035	SF	\$4.43	\$26,723																				\$26,723		

<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$8,413	\$0	\$0	\$14,825	\$0	\$62,435	\$0	\$9,299	\$0	\$18,996	\$161,622	\$153,657	\$1,395	\$14,825	\$113,573	\$49,815	\$0	\$31,217	\$640,072
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$9,193	\$0	\$0	\$17,702	\$0	\$79,091	\$0	\$12,497	\$0	\$27,084	\$237,347	\$232,420	\$2,173	\$23,790	\$187,718	\$84,807	\$0	\$56,382	\$970,204

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

Stone Avenue Elementary School / Building C (CR27-34)

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building Exterior	1493758		Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	6624	SF	\$3.32	\$21,998								\$21,998													\$21,998	
C3012	Throughout	1493769		Interior Wall Finish, Wallpaper, Replace	15	3	12	10400	SF	\$2.44	\$25,328													\$25,328								\$25,328	
C3025	Throughout	1493722		Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	8000	SF	\$8.30	\$66,420									\$66,420										\$66,420	\$132,840		
D1011	2-Story	1443252		Elevator Controls, Automatic, 1 Car, Replace	20	3	17	1	EA	\$5,535.00	\$5,535																			\$5,535			
D1019	2-Story	1443125		Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	3	12	1	EA	\$9,963.00	\$9,963													\$9,963							\$9,963		
D3052	31	1443226		Packaged Unit (RTU), 4 TON, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																			\$9,963			
D3052	32	1443136		Packaged Unit (RTU), 4 TON, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																			\$9,963			
D3052	34	1443145		Packaged Unit (RTU), 4 TON, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																			\$9,963			
D3052	30	1443124		Packaged Unit (RTU), 4 TON, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																			\$9,963			
D3052	29	1443195		Packaged Unit (RTU), 4 TON, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																			\$9,963			
D3052	28	1443171		Packaged Unit (RTU), 4 TON, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																			\$9,963			
D3052	27	1443232		Packaged Unit (RTU), 4 TON, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																			\$9,963			
D3052	33	1443216		Packaged Unit (RTU), 4 TON, Replace	20	3	17	1	EA	\$9,963.00	\$9,963																			\$9,963			
D5022	Building exterior	1493778		Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	3	17	8	EA	\$232.47	\$1,860																			\$1,860			
D5029	Throughout	1493809		Lighting System, Interior, High Density & Standard Fixtures, Replace	20	3	17	8000	SF	\$14.39	\$115,128																			\$115,128			
D5037	Throughout building	1493808		Fire Alarm System, Standard Addressable, Upgrade	20	3	17	8000	SF	\$4.43	\$35,424																			\$35,424			
D5092	Building exterior	1492666		Exit Sign Light Fixture, LED, Replace	10	3	7	4	EA	\$243.54	\$974									\$974									\$974	\$1,948			

<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$0	\$0	\$0	\$22,972	\$66,420	\$0	\$0	\$0	\$35,291	\$0	\$0	\$0	\$0	\$260,623	\$66,420	\$0	\$0	\$451,727
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$0	\$0	\$0	\$28,253	\$84,139	\$0	\$0	\$0	\$50,317	\$0	\$0	\$0	\$0	\$430,770	\$113,076	\$0	\$0	\$706,555

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

Stone Avenue Elementary School / Portable P23

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building exterior	1443212		Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	1460	SF	\$3.32	\$4,849							\$4,849													\$4,849	\$9,697	
B2021	Building Exterior	1492898		Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	22	8	2	EA	\$1,051.65	\$2,103									\$2,103											\$2,103		
B2032	Building Exterior	1492677		Exterior Door, Wood Solid-Core, Replace	25	15	10	1	EA	\$774.90	\$775											\$775									\$775		
B3011	Portables	1443149		Roof, Metal, Replace	40	22	18	1200	SF	\$14.39	\$17,269																		\$17,269	\$17,269			
C3012	Throughout	1493761		Interior Wall Finish, Wallpaper, Replace	15	3	12	1300	SF	\$2.44	\$3,166													\$3,166							\$3,166		
C3025	Throughout	1493714		Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	1000	SF	\$8.30	\$8,303									\$8,303									\$8,303	\$16,605			
C3032	Throughout	1493724		Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	5	20	1000	SF	\$3.87	\$3,875																			\$3,875	\$3,875		
D3052	23 Exterior	1443227		Heat Pump, Wall-Mounted, 4 Ton, Replace	20	15	5	1	EA	\$6,088.50	\$6,089					\$6,089															\$6,089		
D5019	Throughout	1493801		Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	1000	SF	\$19.93	\$19,926													\$19,926							\$19,926		
D5022	Building exterior	1493776		Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	5	15	1	EA	\$232.47	\$232															\$232				\$232			
D5029	Throughout	1493802		Lighting System, Interior, High Density & Standard Fixtures, Replace	20	3	17	1000	SF	\$14.39	\$14,391																		\$14,391	\$14,391			
D5037	Throughout building	1493803		Fire Alarm System, Standard Addressable, Upgrade	20	3	17	1000	SF	\$4.43	\$4,428																	\$4,428	\$4,428				

<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$0	\$0	\$6,089	\$4,849	\$0	\$10,406	\$0	\$775	\$0	\$3,166	\$0	\$19,926	\$232	\$4,849	\$18,819	\$25,572	\$0	\$3,875	\$98,556
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$0	\$0	\$7,058	\$5,790	\$0	\$13,182	\$0	\$1,041	\$0	\$4,514	\$0	\$30,140	\$362	\$7,781	\$31,105	\$43,534	\$0	\$6,998	\$151,504

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

Stone Avenue Elementary School / Portable P24

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building exterior	1493228		Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4																											

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2021	Building Exterior	1492899	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace		30	22	8	2	EA	\$1,051.65	\$2,103								\$2,103													\$2,103
B2032	Building Exterior	1492679	Exterior Door, Wood Solid-Core, Replace		25	15	10	1	EA	\$774.90	\$775									\$775												\$775
B3011	Portables	1492672	Roof, Metal, Replace		40	22	18	1200	SF	\$14.39	\$17,269																	\$17,269			\$17,269	
C3012	Throughout	1493762	Interior Wall Finish, Wallpaper, Replace		15	3	12	1300	SF	\$2.44	\$3,166												\$3,166								\$3,166	
C3025	Throughout	1493715	Interior Floor Finish, Carpet Commercial Standard, Replace		10	2	8	1000	SF	\$8.30	\$8,303								\$8,303								\$8,303				\$8,303	
C3032	Throughout	1493725	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		25	5	20	1000	SF	\$3.87	\$3,875																		\$3,875		\$3,875	
D3052	24 Exterior	1443256	Heat Pump, Wall-Mounted, 4 Ton, Replace		20	15	5	1	EA	\$6,088.50	\$6,089				\$6,089																	\$6,089
D5019	Throughout	1493798	Full Electrical System Upgrade, Medium Density/Complexity, Replace		40	26	14	1000	SF	\$19.93	\$19,926													\$19,926								\$19,926
D5022	Building exterior	1493775	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace		20	5	15	1	EA	\$232.47	\$232														\$232						\$232	
D5029	Throughout	1493799	Lighting System, Interior, High Density & Standard Fixtures, Replace		20	3	17	1000	SF	\$14.39	\$14,391																\$14,391				\$14,391	
D5037	Throughout building	1493800	Fire Alarm System, Standard Addressable, Upgrade		20	3	17	1000	SF	\$4.43	\$4,428																\$4,428				\$4,428	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$6,089	\$4,849	\$0	\$10,406	\$0	\$775	\$0	\$3,166	\$0	\$19,926	\$232	\$4,849	\$18,819	\$25,572	\$0	\$3,875	\$98,556
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$7,058	\$5,790	\$0	\$13,182	\$0	\$1,041	\$0	\$4,514	\$0	\$30,140	\$362	\$7,781	\$31,105	\$43,534	\$0	\$6,998	\$151,504

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

Stone Avenue Elementary School / Portable P25

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building exterior	1493227	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint		10	4	6	1460	SF	\$3.32	\$4,849					\$4,849											\$4,849					\$9,697
B2021	Building Exterior	1492900	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace		30	22	8	2	EA	\$1,051.65	\$2,103								\$2,103													\$2,103
B2032	Building Exterior	1492681	Exterior Door, Wood Solid-Core, Replace		25	15	10	1	EA	\$774.90	\$775									\$775												\$775
B3011	Portables	1492671	Roof, Metal, Replace		40	22	18	1200	SF	\$14.39	\$17,269																	\$17,269			\$17,269	
C3012	Throughout	1493763	Interior Wall Finish, Wallpaper, Replace		15	3	12	1300	SF	\$2.44	\$3,166												\$3,166								\$3,166	
C3025	Throughout	1493716	Interior Floor Finish, Carpet Commercial Standard, Replace		10	2	8	1000	SF	\$8.30	\$8,303							\$8,303									\$8,303				\$8,303	
C3032	Throughout	1493726	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		25	5	20	1000	SF	\$3.87	\$3,875																		\$3,875		\$3,875	
D3052	25 Exterior	1443139	Heat Pump, Wall-Mounted, 3.5 Ton, Replace		20	15	5	1	EA	\$6,088.50	\$6,089				\$6,089																	\$6,089
D5019	Throughout	1493795	Full Electrical System Upgrade, Medium Density/Complexity, Replace		40	26	14	1000	SF	\$19.93	\$19,926													\$19,926								\$19,926
D5022	Building exterior	1493774	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace		20	5	15	1	EA	\$232.47	\$232														\$232						\$232	
D5029	Throughout	1493796	Lighting System, Interior, High Density & Standard Fixtures, Replace		20	3	17	1000	SF	\$14.39	\$14,391																\$14,391				\$14,391	
D5037	Throughout building	1493797	Fire Alarm System, Standard Addressable, Upgrade		20	3	17	1000	SF	\$4.43	\$4,428																\$4,428				\$4,428	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$6,089	\$4,849	\$0	\$10,406	\$0	\$775	\$0	\$3,166	\$0	\$19,926	\$232	\$4,849	\$18,819	\$25,572	\$0	\$3,875	\$98,556
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$7,058	\$5,790	\$0	\$13,182	\$0	\$1,041	\$0	\$4,514	\$0	\$30,140	\$362	\$7,781	\$31,105	\$43,534	\$0	\$6,998	\$151,504

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

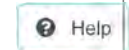
Stone Avenue Elementary School / Portable P26

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building exterior	1493226	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint		10	4	6	1460	SF	\$3.32	\$4,849					\$4,849											\$4,849					\$9,697
B2021	Building Exterior	1492901	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace		30	22	8	2	EA	\$1,051.65	\$2,103								\$2,103													\$2,103
B2032	Building Exterior	1492683	Exterior Door, Wood Solid-Core, Replace		25	15	10	1	EA	\$774.90	\$775									\$775												\$775
B3011	Portables	1492670	Roof, Metal, Replace		40	22	18	1200	SF	\$14.39	\$17,269																	\$17,269			\$17,269	
C3012	Throughout	1493764	Interior Wall Finish, Wallpaper, Replace		15	3	12	1300	SF	\$2.44	\$3,166												\$3,166								\$3,166	
C3025	Throughout	1493717	Interior Floor Finish, Carpet Commercial Standard, Replace		10	2	8	1000	SF	\$8.30	\$8,303							\$8,303									\$8,303				\$8,303	
C3032	Throughout	1493727	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		25	5	20	1000	SF	\$3.87	\$3,875																		\$3,875		\$3,875	
D3052	26 Exterior	1443180	Heat Pump, Wall-Mounted, 3.5 Ton, Replace		20	15	5	1	EA	\$6,088.50	\$6,089				\$6,089																	\$6,089
D5019	Throughout	1493792	Full Electrical System Upgrade, Medium Density/Complexity, Replace		40	26	14	1000	SF	\$19.93	\$19,926													\$19,926								\$19,926
D5022	Building exterior	1493773	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace		20	5	15	1	EA	\$232.47	\$232														\$232						\$232	
D5029	Throughout	1493793	Lighting System, Interior, High Density & Standard Fixtures, Replace		20	3	17	1000	SF	\$14.39	\$14,391																\$14,391				\$14,391	
D5037	Throughout building	1493794	Fire Alarm System, Standard Addressable, Upgrade		20	3	17	1000	SF	\$4.43	\$4,428																\$4,428				\$4,428	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$6,089	\$4,849	\$0	\$10,406	\$0	\$775	\$0	\$3,166	\$0	\$19,926	\$232	\$4,849	\$18,819	\$25,572	\$0	\$3,875	\$98,556
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$7,058	\$5,790	\$0	\$13,182	\$0	\$1,041	\$0	\$4,514	\$0	\$30,140	\$362	\$7,781	\$31,105	\$43,534	\$0	\$6,998	\$151,504

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

Stone Avenue Elementary School / Portable P35

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building exterior	1493225	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint		10	4	6	1460	SF	\$3.32	\$4,849					\$4,849											\$4,849					\$9,697
B2021	Building Exterior	1492902	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace		30	22	8	2	EA	\$1,051.65	\$2,103								\$2,103													\$2,103
B2032	Building Exterior	1492685	Exterior Door, Wood Solid-Core, Replace		25	15	10	1	EA	\$774.90	\$775										\$775											\$775



Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B3011	Portables	1492669	Roof, Metal, Replace	40	22	18	1200	SF	\$14.39	\$17,269																					\$17,269	\$17,269	
C3012	Throughout	1493765	Interior Wall Finish, Wallpaper, Replace	15	3	12	1300	SF	\$2.44	\$3,166												\$3,166										\$3,166	
C3025	Throughout	1493718	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	1000	SF	\$8.30	\$8,303								\$8,303										\$8,303			\$8,303		
C3032	Throughout	1493728	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	5	20	1000	SF	\$3.87	\$3,875																				\$3,875	\$3,875		
D3052	35 Exterior	1443173	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	15	5	1	EA	\$6,088.50	\$6,089					\$6,089																	\$6,089	
D5019	Throughout	1493789	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	1000	SF	\$19.93	\$19,926														\$19,926								\$19,926	
D5022	Building exterior	1493772	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	5	15	1	EA	\$232.47	\$232																\$232					\$232		
D5029	Throughout	1493790	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	3	17	1000	SF	\$14.39	\$14,391																		\$14,391			\$14,391		
D5037	Throughout building	1493791	Fire Alarm System, Standard Addressable, Upgrade	20	3	17	1000	SF	\$4.43	\$4,428																	\$4,428			\$4,428			
<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$0	\$0	\$6,089	\$4,849	\$0	\$10,406	\$0	\$775	\$0	\$3,166	\$0	\$19,926	\$232	\$4,849	\$18,819	\$25,572	\$0	\$3,875	\$98,556
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$0	\$0	\$7,058	\$5,790	\$0	\$13,182	\$0	\$1,041	\$0	\$4,514	\$0	\$30,140	\$362	\$7,781	\$31,105	\$43,534	\$0	\$6,998	\$151,504

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

Stone Avenue Elementary School / Portable P36

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building exterior	1493224	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	1460	SF	\$3.32	\$4,849						\$4,849											\$4,849					\$9,697	
B2021	Building Exterior	1492903	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	22	8	2	EA	\$1,051.65	\$2,103								\$2,103														\$2,103	
B2032	Building Exterior	1492687	Exterior Door, Wood Solid-Core, Replace	25	15	10	1	EA	\$774.90	\$775											\$775											\$775	
B3011	Portables	1492668	Roof, Metal, Replace	40	22	18	1200	SF	\$14.39	\$17,269																		\$17,269			\$17,269		
C3012	Throughout	1493766	Interior Wall Finish, Wallpaper, Replace	15	3	12	1300	SF	\$2.44	\$3,166												\$3,166										\$3,166	
C3025	Throughout	1493719	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	1000	SF	\$8.30	\$8,303								\$8,303										\$8,303			\$8,303		
C3032	Throughout	1493729	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	5	20	1000	SF	\$3.87	\$3,875																				\$3,875	\$3,875		
D3052	36 Exterior	1443205	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	15	5	1	EA	\$6,088.50	\$6,089					\$6,089																	\$6,089	
D5019	Throughout	1493786	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	1000	SF	\$19.93	\$19,926														\$19,926								\$19,926	
D5022	Building exterior	1493771	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	5	15	1	EA	\$232.47	\$232																\$232					\$232		
D5029	Throughout	1493787	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	3	17	1000	SF	\$14.39	\$14,391																	\$14,391			\$14,391			
D5037	Throughout building	1493788	Fire Alarm System, Standard Addressable, Upgrade	20	3	17	1000	SF	\$4.43	\$4,428																	\$4,428			\$4,428			
<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$0	\$0	\$6,089	\$4,849	\$0	\$10,406	\$0	\$775	\$0	\$3,166	\$0	\$19,926	\$232	\$4,849	\$18,819	\$25,572	\$0	\$3,875	\$98,556
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$0	\$0	\$7,058	\$5,790	\$0	\$13,182	\$0	\$1,041	\$0	\$4,514	\$0	\$30,140	\$362	\$7,781	\$31,105	\$43,534	\$0	\$6,998	\$151,504

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

Stone Avenue Elementary School / Portable P37

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building exterior	1493223	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	1460	SF	\$3.32	\$4,849						\$4,849											\$4,849					\$9,697	
B2021	Building Exterior	1492904	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	22	8	2	EA	\$1,051.65	\$2,103								\$2,103														\$2,103	
B2032	Building Exterior	1492689	Exterior Door, Wood Solid-Core, Replace	25	15	10	1	EA	\$774.90	\$775											\$775											\$775	
B3011	Portables	1492667	Roof, Metal, Replace	40	22	18	1200	SF	\$14.39	\$17,269																		\$17,269			\$17,269		
C3012	Throughout	1493767	Interior Wall Finish, Wallpaper, Replace	15	3	12	1300	SF	\$2.44	\$3,166												\$3,166										\$3,166	
C3025	Throughout	1493720	Interior Floor Finish, Carpet Commercial Standard, Replace	10	2	8	1000	SF	\$8.30	\$8,303								\$8,303										\$8,303			\$8,303		
C3032	Throughout	1493730	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	5	20	1000	SF	\$3.87	\$3,875																				\$3,875	\$3,875		
D3052	37 Exterior	1443116	Heat Pump, Wall-Mounted, 3.5 Ton, Replace	20	15	5	1	EA	\$6,088.50	\$6,089					\$6,089																	\$6,089	
D5019	Throughout	1493783	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	1000	SF	\$19.93	\$19,926														\$19,926								\$19,926	
D5022	Building exterior	1493770	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	5	15	1	EA	\$232.47	\$232																\$232					\$232		
D5029	Throughout	1493784	Lighting System, Interior, High Density & Standard Fixtures, Replace	20	3	17	1000	SF	\$14.39	\$14,391																	\$14,391			\$14,391			
D5037	Throughout building	1493785	Fire Alarm System, Standard Addressable, Upgrade	20	3	17	1000	SF	\$4.43	\$4,428																	\$4,428			\$4,428			
<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$0	\$0	\$6,089	\$4,849	\$0	\$10,406	\$0	\$775	\$0	\$3,166	\$0	\$19,926	\$232	\$4,849	\$18,819	\$25,572	\$0	\$3,875	\$98,556
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$0	\$0	\$7,058	\$5,790	\$0	\$13,182	\$0	\$1,041	\$0	\$4,514	\$0	\$30,140	\$362	\$7,781	\$31,105	\$43,534	\$0	\$6,998	\$151,504

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

Stone Avenue Elementary School / Portable PRR

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building exterior	1493229	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	1140	SF	\$3.32	\$3,786						\$3,786											\$3,786					\$7,572
B2032	Building Exterior	1492691	Exterior Door, Wood Solid-Core, Replace	25	15	10	4	EA	\$774.90	\$3,100											\$3,100											\$3,100
C1031	Restrooms	1493710	Toilet Partitions, Plastic/Laminate, Replace	20	3	17	4	EA	\$830.25	\$3,321																	\$3,321				\$3,321	
C3012	Restrooms	1493712	Interior Wall Finish, Ceramic Tile, Replace	40	26	14	500	SF	\$19.93	\$9,963														\$9,963								\$9,963
C3024	Restrooms	1493711	Interior Floor Finish, Ceramic Tile, Replace	40	26	14	500	SF	\$19.93	\$9,963														\$9,963								\$9,963



Replacement Reserve - AssetCALC

Uniform 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	
C3032	Throughout	1493723	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		25	5	20	500	SF	\$3.87	\$1,937																					\$1,937	\$1,937	
D2029	Throughout building	1493779	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace		40	38	2	500	SF	\$5.54	\$2,768			\$2,768																				\$2,768
D5019	Throughout	1493780	Full Electrical System Upgrade, Medium Density/Complexity, Replace		40	26	14	500	SF	\$19.93	\$9,963														\$9,963									\$9,963
D5029	Throughout	1493781	Lighting System, Interior, High Density & Standard Fixtures, Replace		20	3	17	500	SF	\$14.39	\$7,196																							\$7,196
D5037	Throughout building	1493782	Fire Alarm System, Standard Addressable, Upgrade		20	3	17	500	SF	\$4.43	\$2,214																							\$2,214
<b>Totals, Unescalated</b>												\$0	\$0	\$2,768	\$0	\$0	\$0	\$3,786	\$0	\$0	\$0	\$3,100	\$0	\$0	\$0	\$29,889	\$0	\$3,786	\$12,731	\$0	\$0	\$1,937	\$57,996	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$2,936	\$0	\$0	\$0	\$4,521	\$0	\$0	\$0	\$4,166	\$0	\$0	\$0	\$45,210	\$0	\$6,075	\$21,042	\$0	\$0	\$3,499	\$87,448	

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

Stone Avenue Elementary School / Site

Uniform 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		
D2018	Site	1443129	Drinking Fountain, Outside/Site Style, Replace		15	10	5	4	EA	\$3,985.20	\$15,941						\$15,941																	\$15,941	\$31,882
D2021	Site	1443219	Backflow Preventer, Domestic, 2", Replace		30	20	10	1	EA	\$3,542.40	\$3,542																								\$3,542
D2021	Site	1443198	Backflow Preventer, 3 INCH, Replace		30	20	10	1	EA	\$5,756.40	\$5,756																								\$5,756
D2049	Site	1443203	Plumbing System, Rain Water Drainage, Low Density, Replace		40	38	2	398717	SF	\$0.55	\$220,690			\$220,690																					\$220,690
D5012	Site	1443193	Building/Main Switchgear, 120/208 V, 600 Amp, Replace		40	27	13	1	EA	\$188,190.00	\$188,190																								\$188,190
G2022	Site	1443126	Parking Lots, Asphalt Pavement, Mill & Overlay		25	24	1	35000	SF	\$3.87	\$135,608		\$135,608																						\$135,608
G2022	Site	1443215	Parking Lots, Asphalt Pavement, Seal & Stripe		5	4	1	35000	SF	\$0.50	\$17,435		\$17,435					\$17,435																	\$17,435
G2044	Site	1520452	Signage, Property, Monument, Replace		20	0	20	1	EA	\$10,516.50	\$10,517																								\$10,517
G2045	Site	1443135	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace		25	5	20	27	EA	\$1,549.80	\$41,845																								\$41,845
G2047	Site	1443165	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe		5	3	2	27250	SF	\$0.50	\$13,544			\$13,544																					\$13,544
G2047	Site	1443222	Play Structure, Small, Replace		20	5	15	1	EA	\$11,070.00	\$11,070																								\$11,070
G2047	Site	1443243	Play Structure, Medium, Replace		20	3	17	1	EA	\$22,140.00	\$22,140																								\$22,140
G2047	Site	1443230	Play Structure, Large, Replace		20	3	17	1	EA	\$38,745.00	\$38,745																								\$38,745
G2047	Site	1443170	Play Structure, Swing Set only, 4 Seats, Replace		20	3	17	2	EA	\$2,767.50	\$5,535																								\$5,535
G2047	Site	1443154	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace		20	3	17	9000	SF	\$23.25	\$209,223																								\$209,223
G2057	Site	1443178	Irrigation System, , Replace/Install		25	5	20	142500	SF	\$3.87	\$552,116																								\$552,116
G4021	Site	1443253	Site Pole Light, 40' High, 1,000 W (LED Lamp Replacement), Replace		20	3	17	5	EA	\$7,749.00	\$38,745																								\$38,745
<b>Totals, Unescalated</b>												\$0	\$153,043	\$234,234	\$0	\$0	\$15,941	\$17,435	\$13,544	\$0	\$0	\$9,299	\$17,435	\$13,544	\$188,190	\$0	\$11,070	\$17,435	\$327,932	\$0	\$0	\$620,418	\$1,639,522		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$157,634	\$248,499	\$0	\$0	\$18,480	\$20,819	\$16,658	\$0	\$0	\$12,497	\$24,134	\$19,311	\$276,363	\$0	\$17,247	\$27,978	\$542,022	\$0	\$0	\$1,120,544	\$2,502,187		

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

---

---

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

---

---

**D10 CONVEYING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443239	D1011	<b>Elevator</b>	2500 LB	Stone Avenue Elementary School / Building C (CR27-34)	2-Story	Allweiler	SUB140R39	6962Y26 317393-25	2016		
2	1443252	D1011	<b>Elevator Controls</b>	1 CAR	Stone Avenue Elementary School / Building C (CR27-34)	2-Story	Smartrise Engineering	SRH-2020	150925-002-C1	2015		

**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443198	D2021	<b>Backflow Preventer</b>	3 INCH	Stone Avenue Elementary School / Site	Site	Watts Regulator	200CWP	No tag/plate found			
2	1443219	D2021	<b>Backflow Preventer</b>	2 INCH	Stone Avenue Elementary School / Site	Site	Febco	825Y RP	AE3075	1993		
3	1443267	D2023	<b>Water Heater</b>	50 GAL	Stone Avenue Elementary School / Building A (Main)	Utility closet	Bradford White	M250S6DS-1NCWW	LM35434056	2014		
4	1443166	D2023	<b>Water Heater</b>	10 GAL	Stone Avenue Elementary School / Building A (Main)	Utility closet	A. O. Smith	DSE-10-3	SH924 4 8 3 7 Y3*	1992		
5	1443223	D2023	<b>Water Heater</b>	10 GAL	Stone Avenue Elementary School / Building A (Main)	Utility closet	A. O. Smith	DSE-10-3	SH924 4 8 3 7 Y3	1992		
6	1443162	D2023	<b>Water Heater</b>	50 GAL	Stone Avenue Elementary School / Building A (Main)	Utility closet	A. O. Smith	BT 65 930A	MF92-0234078-930A	1992		

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443209	D3042	<b>Exhaust Fan</b>	780 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Dayton	4HZ36G	05F17526	2005		
2	1443134	D3042	<b>Exhaust Fan</b> [005-0608]	856 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Greenheck	GB-081-LMD-X	15683322	2015		
3	1443261	D3042	<b>Exhaust Fan</b> [EF-13]	3124 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Greenheck	CUBE-140-5G-QD	92A07463	1992		
4	1443265	D3042	<b>Exhaust Fan</b> [EF-3]	856 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Greenheck	GB-80-4X-QD	91J07160	1992		
5	1443119	D3042	<b>Exhaust Fan</b> [EF-4]	856 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Greenheck	GB-80-4X-QD	91106932	1992		
6	1443237	D3042	<b>Exhaust Fan</b> [EF-5]	856 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Greenheck	GB-80-4X-QD	91106927	1992		
7	1443175	D3042	<b>Exhaust Fan</b> [EF-6]	1526 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Greenheck	GB-100-4X-QD-3A	91106899	1992		
8	1443208	D3042	<b>Exhaust Fan</b> [EF-7]	376 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Greenheck	GB-70-4X-QD	91J00628	1991		
9	1443140	D3042	<b>Exhaust Fan</b> [EF-8]	856 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Greenheck	GB-80-4X-QD	91L03180	1992		
10	1443199	D3042	<b>Exhaust Fan</b> [EF-9]	856 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Greenheck	GB-80-4X-QD	92B03392	1992		
11	1443235	D3042	<b>Exhaust Fan</b>	373 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Greenheck	GB-70-4X-QD	92B03346	1992		
12	1443121	D3042	<b>Exhaust Fan</b> [SF-1]	2300 CFM	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Greenheck	RSF-90-QD	92C00236	1992		
13	1443139	D3052	<b>Heat Pump</b>	3.5 TON	Stone Avenue Elementary School / Portable P25	25 Exterior	Bard Manufacturing Company	WH421-A10UX4XXX EHW42-A10	1 26 C 971094466-02	1997		
14	1443180	D3052	<b>Heat Pump</b>	3.5 TON	Stone Avenue Elementary School / Portable P26	26 Exterior	Crispaire	AVP48HPA10NB - 1000 CI	DJ8711	1998		
15	1443116	D3052	<b>Heat Pump</b>	3.5 TON	Stone Avenue Elementary School / Portable P37	37 Exterior	Crispaire	AVP48HPA10NB - 1000 CI	FJ14104	1998		
16	1443205	D3052	<b>Heat Pump</b>	3.5 TON	Stone Avenue Elementary School / Portable P36	36 Exterior	Crispaire	AVP48HPA10NB 1000 CI	BK3951	1998		
17	1443173	D3052	<b>Heat Pump</b>	3.5 TON	Stone Avenue Elementary School / Portable P35	35 Exterior	Crispaire	WH421-A10UX4Xxx	126J991366270-02	1998		
18	1443227	D3052	<b>Heat Pump</b>	4 TON	Stone Avenue Elementary School / Portable P23	23 Exterior	Crispaire	AVP48HPA10NB-1000 CI	K3947			
19	1443256	D3052	<b>Heat Pump</b>	4 TON	Stone Avenue Elementary School / Portable P24	24 Exterior	Crispaire	AVP48HPA10NB-1000 CI	FJ14114	1997		
20	1443226	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Stone Avenue Elementary School / Building C (CR27-34)	31	AIRXCEL	VAISA48HP1A050JIII-A5-216	JE-F140540-0-2*****			
21	1443136	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Stone Avenue Elementary School / Building C (CR27-34)	32	AIRXCEL	VAISA48HP1A050JIII-A5-216	JE-F140540-0-2*****			
22	1443145	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Stone Avenue Elementary School / Building C (CR27-34)	34	AIRXCEL	VAISA48HP1A050JIII-A5-216	JE-F140540-0-2****			
23	1443124	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Stone Avenue Elementary School / Building C (CR27-34)	30	AIRXCEL	VAISA48HP1A050JIII-A5-216	JE-F140540-0-2***			
24	1443195	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Stone Avenue Elementary School / Building C (CR27-34)	29	AIRXCEL	VAISA48HP1A050JIII-A5-216	JE-F140540-0-2**			
25	1443171	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Stone Avenue Elementary School / Building C (CR27-34)	28	AIRXCEL	VAISA48HP1A050JIII-A5-216	JE-F140540-0-2*			
26	1443232	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Stone Avenue Elementary School / Building C (CR27-34)	27	AIRXCEL	VAISA48HP1A050JIII-A5-216	JE-F140540-0-2			
27	1443216	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Stone Avenue Elementary School / Building C (CR27-34)	33	AIRXCEL	VAISA48HP1A050JIII-A5-216	JE-F140540-0-2*****			
28	1443218	D3052	<b>Packaged Unit (RTU)</b> [HALLWAY]	2 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCY4024A1064AB	12172KJC9H	2012		
29	1443138	D3052	<b>Packaged Unit (RTU)</b> [LIBRARY]	10 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	YHC120E4RMA0HD0C000000000	121612795L	2012		
30	1443242	D3052	<b>Packaged Unit (RTU)</b> [N-MPR]	10 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	YHC120E4RMA0HD0C000000000	121612747L	2012		
31	1443187	D3052	<b>Packaged Unit (RTU)</b> [OFFICE]	10 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	YHC120E4RMA0HD0C000000000	121612814L	2012		
32	1443264	D3052	<b>Packaged Unit (RTU)</b> [RM-1]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCZ6048A4096BA	113513728L	2011		
33	1443231	D3052	<b>Packaged Unit (RTU)</b> [RM-10]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCZ6048A4096BA	113513727L	2012		
34	1443245	D3052	<b>Packaged Unit (RTU)</b> [RM-11]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCZ6048A4096BA	11223GT99H	2011		
35	1443241	D3052	<b>Packaged Unit (RTU)</b> [RM-12]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCZ6048A4096BA	113512824L	2012		
36	1443133	D3052	<b>Packaged Unit (RTU)</b> [RM-13]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCZ6048A4096BA	11223GT29H	2011		
37	1443200	D3052	<b>Packaged Unit (RTU)</b> [RM-14]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCZ6048A4096BA	11223GT59H	2012		
38	1443197	D3052	<b>Packaged Unit (RTU)</b> [RM-15]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCZ6048A4096BA	11213H1D9H	2012		
39	1443142	D3052	<b>Packaged Unit (RTU)</b> [RM-16]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCZ6048A4096BA	11223GTX9H	2011		
40	1443207	D3052	<b>Packaged Unit (RTU)</b> [RM-17]	5 TON	Stone Avenue Elementary School / Building B (CR17-22)	17 Roof	Trane	4WCZ6060A1000BA	12085JNU9H	2012		
41	1443122	D3052	<b>Packaged Unit (RTU)</b> [RM-18]	5 TON	Stone Avenue Elementary School / Building B (CR17-22)	18 Roof	Trane	4WCZ6060A1000BA	12084JC89H	2012		
42	1443137	D3052	<b>Packaged Unit (RTU)</b> [RM-19]	5 TON	Stone Avenue Elementary School / Building B (CR17-22)	19 Roof	Trane	4WCZ6060A1000BA	12172KHT9H	2012		
43	1443257	D3052	<b>Packaged Unit (RTU)</b> [RM-2]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCZ6048A4096BA	113512825L	2011		
44	1443117	D3052	<b>Packaged Unit (RTU)</b> [RM-20]	5 TON	Stone Avenue Elementary School / Building B (CR17-22)	20 Roof	Trane	4WCZ6060A1000BA	12172KHR9H	2012		
45	1443168	D3052	<b>Packaged Unit (RTU)</b> [RM-21]	5 TON	Stone Avenue Elementary School / Building B (CR17-22)	21 Roof	Trane	4WCZ6060A1000BA	12092JLX9H	2012		
46	1443238	D3052	<b>Packaged Unit (RTU)</b> [RM-22]	2 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCY4024A1064AB	12172KH89H	2012		
47	1443190	D3052	<b>Packaged Unit (RTU)</b> [RM-22]	5 TON	Stone Avenue Elementary School / Building B (CR17-22)	22 Roof	Trane	4WCZ6060A1000BA	12095G8G9H	2012		
48	1443161	D3052	<b>Packaged Unit (RTU)</b> [RM-3]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCZ6048A4096CA	12165GRS9H	2012		
49	1443191	D3052	<b>Packaged Unit (RTU)</b> [RM-4]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCZ6048A4096CA	12171HDD9H	2012		
50	1443132	D3052	<b>Packaged Unit (RTU)</b> [RM-5]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCZ6048A4096CA	12171HDD9H	2012		
51	1443228	D3052	<b>Packaged Unit (RTU)</b> [RM-6]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCZ6048A4096CA	12164HWL9H	2012		
52	1443148	D3052	<b>Packaged Unit (RTU)</b> [RM-7]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCZ6048A4096CA	12165GRL9H	2012		

53	1443158	D3052	Packaged Unit (RTU) [RM-7A]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCZ6048A4096CA	12164HU39H	2012
54	1443210	D3052	Packaged Unit (RTU) [RM-8]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCZ6048A4096BA	112210460L	2012
55	1443127	D3052	Packaged Unit (RTU) [RM-9]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Trane	4YCZ6048A4096BA	112612717L	2011
56	1443196	D3052	Packaged Unit (RTU) [SE-ACT]	2 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCY4024A1064AB	12172KJA9H	2012
57	1443224	D3052	Packaged Unit (RTU) [S-MPR]	10 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	YHC120E4RMA0HDC000000000	121612805L	2012
58	1443144	D3052	Packaged Unit (RTU) [SW-ACT]	4 TON	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Trane	4YCZ6048A4096CA	12171HDF9H	2012
59	1443204	D3094	Air Curtain	5000 CFM	Stone Avenue Elementary School / Building A (Main)	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	
60	1443206	D3094	Air Curtain	5,000 CFM	Stone Avenue Elementary School / Building A (Main)	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	
61	1443184	D3099	Hand Dryer		Stone Avenue Elementary School / Building A (Main)	Restrooms				1993

**D50 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443118	D5012	Building/Main Switchboard	200 AMP	Stone Avenue Elementary School / Building B (CR17-22)	21 Exterior	Challenger	POWERMASTER	LA 91-08-051 2	1992		
2	1443141	D5012	Building/Main Switchboard	200 AMP	Stone Avenue Elementary School / Building B (CR17-22)	18 Exterior	Challenger	POWERMASTER	LA 91-08-051 3	1992		
3	1443152	D5012	Building/Main Switchgear	800 AMP	Stone Avenue Elementary School / Building A (Main)	Main Fire Alarm Panel Closet	Challenger	POWERMASTER	LA 91-08-051	1992		
4	1443193	D5012	Building/Main Switchgear [DB-R]	600 AMP	Stone Avenue Elementary School / Site	Site	Square D	QED	10553737-001	1992		
5	1443221	D5012	Secondary Transformer	37.5 kVA	Stone Avenue Elementary School / Building B (CR17-22)	18 Exterior	Challenger	T87018CH	J92B1054	1992		
6	1443225	D5012	Secondary Transformer	37.5 kVA	Stone Avenue Elementary School / Portable P23	23 Exterior	Federal Pacific	16 B	S2T37E			
7	1443268	D5012	Secondary Transformer	50 kVA	Stone Avenue Elementary School / Building B (CR17-22)	21 Exterior	Federal Pacific	T50018CH	JO201154			
8	1443201	D5012	Secondary Transformer	50 kVA	Stone Avenue Elementary School / Building A (Main)	Main Roof North	Challenger	T50018CH	Illegible	2016		
9	1443194	D5012	Secondary Transformer	50 kVA	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Challenger	T50018CH	J92E2130	2016		
10	1443258	D5012	Secondary Transformer	50 kVA	Stone Avenue Elementary School / Building A (Main)	Main Roof South	Challenger	T50018CH	Illegible	2016		
11	1443220	D5012	Secondary Transformer [SS-1]	150 kVA	Stone Avenue Elementary School / Site	Site	Powersmiths	Esaver-80R-150-480-208	46309	2016		
12	1493774	D5022	Light Fixture		Stone Avenue Elementary School / Portable P25	Building exterior						
13	1443213	D5022	Light Fixture		Stone Avenue Elementary School / Building A (Main)	Building exterior						12
14	1493778	D5022	Light Fixture		Stone Avenue Elementary School / Building C (CR27-34)	Building exterior						8
15	1493776	D5022	Light Fixture		Stone Avenue Elementary School / Portable P23	Building exterior						
16	1493777	D5022	Light Fixture		Stone Avenue Elementary School / Building B (CR17-22)	Building exterior						6
17	1493773	D5022	Light Fixture		Stone Avenue Elementary School / Portable P26	Building exterior						
18	1493775	D5022	Light Fixture		Stone Avenue Elementary School / Portable P24	Building exterior						
19	1493771	D5022	Light Fixture		Stone Avenue Elementary School / Portable P36	Building exterior						
20	1493770	D5022	Light Fixture		Stone Avenue Elementary School / Portable P37	Building exterior						
21	1493772	D5022	Light Fixture		Stone Avenue Elementary School / Portable P35	Building exterior						
22	1443189	D5037	Fire Alarm Control Panel		Stone Avenue Elementary School / Building A (Main)	Main Fire Alarm Panel Closet	Silent Knight	005820XL	21728	2012		
23	1492666	D5092	Exit Sign Light Fixture		Stone Avenue Elementary School / Building C (CR27-34)	Building exterior						4
24	1443251	D5092	Exit Sign Light Fixture		Stone Avenue Elementary School / Building A (Main)	Throughout building						10
25	1443176	D5092	Uninterruptible Power Supply (UPS)	3000 W	Stone Avenue Elementary School / Building A (Main)	Main Fire Alarm Panel Closet	Myers	6-E-3-S-BS2006-M-Z	90400L1-5	2015		

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443247	E1028	Defibrillator (AED)		Stone Avenue Elementary School / Building A (Main)	Nurse Office						
2	1443143	E1093	Commercial 1 HP	1 HP	Stone Avenue Elementary School / Building A (Main)	Kitchen	Doerr	LR22132				
3	1443244	E1093	Commercial Convection Oven, Double		Stone Avenue Elementary School / Building A (Main)	Kitchen	Montague	2-115AG	A89-029939-A	1989		
4	1443270	E1093	Commercial Dairy Cooler/Wells		Stone Avenue Elementary School / Building A (Main)	Kitchen	True	TMC-56	8731701	2008		
5	1443259	E1093	Commercial Exhaust Hood, 10 LF		Stone Avenue Elementary School / Building A (Main)	Kitchen	CaptiveAire	4824 R				
6	1443156	E1093	Commercial Food Warmer		Stone Avenue Elementary School / Building A (Main)	Kitchen	Cres Cor	H137SUA12DS	GBD-J319248-2			
7	1443249	E1093	Commercial Freezer, 2-Door Reach-In		Stone Avenue Elementary School / Building A (Main)	Kitchen	True	TM-52F	5292325	2005		
8	1443263	E1093	Commercial Icemaker, Freestanding		Stone Avenue Elementary School / Building A (Main)	Staff Lounge	Maxx Cold	MIM500NH	05020517038	2005		
9	1443164	E1093	Commercial Refrigerator, 2-Door Reach-In		Stone Avenue Elementary School / Building A (Main)	Kitchen	True	T-49	11411948	2014		
10	1443174	E1093	Commercial Steamer, Freestanding		Stone Avenue Elementary School / Building A (Main)	Kitchen						

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1443253	G4021	Site Pole Light		Stone Avenue Elementary School / Site	Site				2016		5