



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC ARCHITECTS
3546 Concourse Street
Ontario, California 91764
Andrew Thompson



VAN BUREN ELEMENTARY SCHOOL
9501 Jurupa Road
Jurupa Valley, California 92509

PREPARED BY:

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EMG PROJECT #:

139069.19R000-016.354

DATE OF REPORT:

October 4, 2019

ON SITE DATE:

September 11, 2019



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview and Assessment Details

| General Information | |
|--|---|
| Main Address | 9501 Jurupa Road, Jurupa Valley, California 92509 |
| Site Developed | Constructed: 1959 Renovated: 2000, 2012 |
| Property Type | Elementary School |
| Current Occupants | Jurupa Unified School District |
| Building Area | 38,825 SF |
| Number of Buildings | 19 |
| Date(s) of Visit | September 11, 2019 |
| Management Point of Contact | Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us |
| On-site Point of Contact (POC) | NA |
| Assessment and Report Prepared By | Nezar M. Tibi |
| Reviewed By | Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251 |

Buildings

| Building Summary | | | |
|------------------|-----------------------|---------------------------|--------------|
| Building | Use | Constructed | Area (SF) |
| A | Administration | 1959 / 2000 / 2012 | 2,300 |
| B | Classrooms 1-4 | 1959 / 2000 / 2012 | 4,500 |
| C | Classrooms 1-4 | 1959 / 2000 / 2012 | 5,200 |
| D | Classrooms 1-4 | 1959 / 2000 / 2012 | 4,500 |
| E | Classrooms 1-4 | 1959 / 2000 / 2012 | 4,500 |

Building Summary

| Building | Use | Constructed | Area (SF) |
|--------------------|------------------------|---------------------------|---------------|
| F | Classrooms 1-2 | 1959 / 2000 / 2012 | 3,300 |
| M | MPR and Library | 1959 / 2000 / 2012 | 4,900 |
| Portable 1 | Classroom 1 | Unknown | 875 |
| Portable 2 | Classrooms 2 | Unknown | 875 |
| Portable 3 | Classrooms 3 | Unknown | 875 |
| Portable 4 | Classrooms 4 | Unknown | 875 |
| Portable 5 | Classrooms 5 | Unknown | 875 |
| Portable 6 | Classrooms 6 | Unknown | 875 |
| Portable 7 | Classrooms 7 | Unknown | 875 |
| Portable 8 | Classrooms 8 | Unknown | 875 |
| Portable 9 | Classrooms 9 | Unknown | 875 |
| Portable 10 | Classrooms 10 | Unknown | 875 |
| Portable 11 | Classrooms 11 | Unknown | 875 |
| TOTAL | | | 38,825 |

Unit Allocation

The Jurupa Unified School District programs occupy 38,825 square feet of the property.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

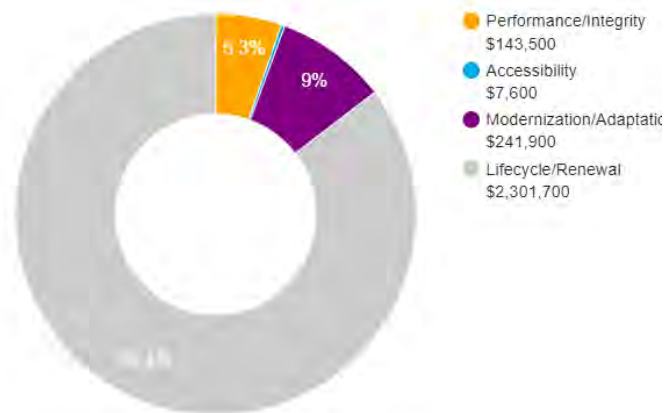
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,694,700

Campus Findings and Deficiencies

Historical Summary

The single-story elementary school was originally constructed in 1959. The portable classrooms were constructed between 1990 and 2010. The school underwent significant renovations in 2000 and 2012. All buildings are currently occupied by the Jurupa Unified School District.

Architectural

The permanent buildings are constructed of conventional wood-frames on concrete slabs. The exterior mostly consists of painted stucco and some buildings have brick exterior walls and wood-framed windows. The wood-framed windows are in fair condition. The exterior doors consist of metal. Roofing is mostly gabled with asphalt shingle finishes; these were replaced in 2012. Building M's roof has gabled asphalt shingles and a flat build-up finish. Active roof leaks were reported in some of the classroom spaces.

Portable classrooms are constructed of wood-framed construction with wood siding and aluminum-framed, single-paned windows. The wood siding at some of the portables is delaminated, cracked, and heavily weathered. Roofing is flat with sheet metal or modified bituminous finishes.

Interior finishes have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by rooftop packaged units that were installed between 2003 and 2011. Portable classrooms are heated and cooled by wall-mounted heat pumps. Rooftop exhaust fans are located only on the roof of Buildings B and C.

A significant portion of the sanitary and domestic piping through the buildings is expected to be original to construction and is anticipated for lifecycle replacement. Hot water is provided to some buildings by an electric domestic water heater and a gas-fired domestic water heater. There are two backflow preventers on site: one for irrigation and one for domestic water.

Although a portion of the main electrical components were upgraded during the modernization, a significant portion of the electrical infrastructure is expected to be original to construction and is anticipated for lifecycle replacement. The interior lighting consists primarily of T-8 linear fluorescent bulbs that are being replaced with LED at failure. The building and pole mounted exterior lights have been upgraded to LED. The elementary school is protected by an addressable, hard-wired fire alarm system.

Site

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

Recommended Additional Studies

Sanitary sewer system back-up at the student restroom was reported at Building E. A plumbing video survey is recommended to evaluate and provide a report for repair. The cost of this video survey is included in the cost tables.

The POC reported some roof leak and windows leaks in Classroom D3, D4, E2 and MPR Building. The cost of this repair is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

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

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCIs 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 FCIs are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCIs ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

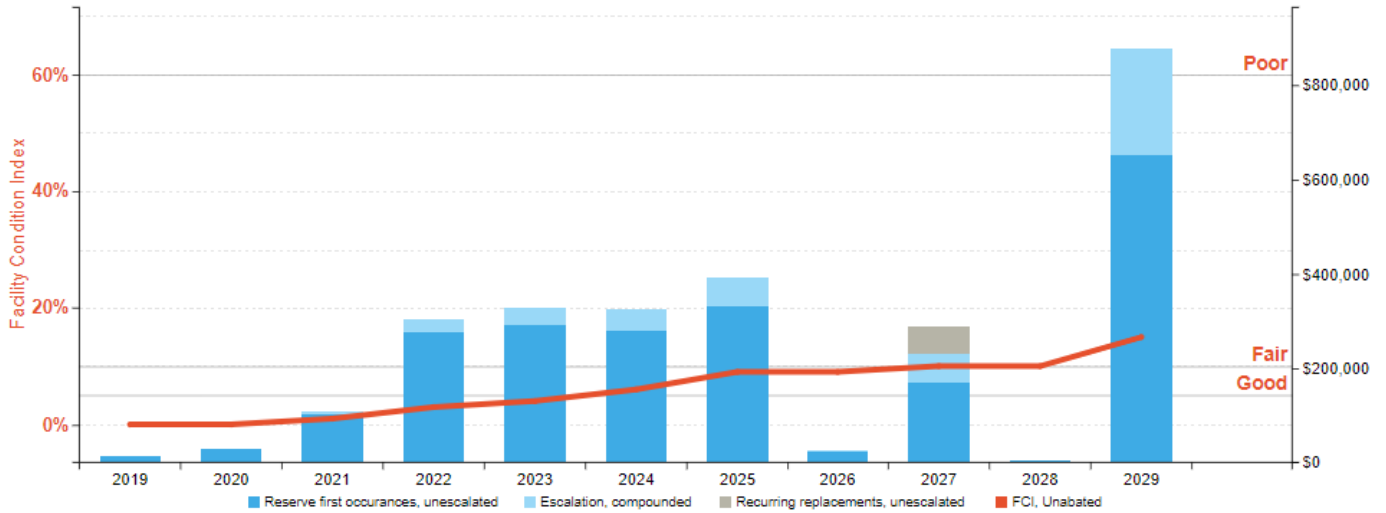
| Facility (year built) | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|---|---------|----------|-------------------|---------|--------|--------|---------|
| Van Buren Elementary School / Building A | \$450 | 2,300 | \$1,035,000 | 0.0% | 0.0% | 2.9% | 9.6% |
| Van Buren Elementary School / Building B | \$450 | 4,500 | \$2,025,000 | 0.0% | 0.1% | 3.0% | 6.1% |
| Van Buren Elementary School / Building C | \$450 | 5,200 | \$2,340,000 | 0.0% | 0.1% | 2.6% | 5.9% |
| Van Buren Elementary School / Building D | \$450 | 4,500 | \$2,025,000 | 0.1% | 0.1% | 1.5% | 9.0% |
| Van Buren Elementary School / Building E | \$450 | 4,500 | \$2,025,000 | 0.2% | 0.3% | 1.8% | 6.8% |
| Van Buren Elementary School / Building F | \$450 | 3,300 | \$1,485,000 | 0.4% | 0.4% | 2.6% | 7.4% |
| Van Buren Elementary School / Building M | \$450 | 4,900 | \$2,205,000 | 0.0% | 0.7% | 2.2% | 12.4% |
| Van Buren Elementary School / Portable P-01 | \$175 | 875 | \$153,125 | 0.0% | 0.0% | 3.6% | 19.4% |
| Van Buren Elementary School / Portable P-02 | \$175 | 875 | \$153,125 | 0.0% | 0.0% | 3.6% | 19.4% |
| Van Buren Elementary School / Portable P-03 | \$175 | 875 | \$153,125 | 0.0% | 0.0% | 3.6% | 19.4% |
| Van Buren Elementary School / Portable P-04 | \$175 | 875 | \$153,125 | 0.0% | 0.0% | 3.6% | 19.4% |
| Van Buren Elementary School / Portable P-05 | \$175 | 875 | \$153,125 | 0.0% | 0.0% | 3.6% | 19.4% |
| Van Buren Elementary School / Portable P-06 | \$175 | 875 | \$153,125 | 0.0% | 0.0% | 3.6% | 19.4% |
| Van Buren Elementary School / Portable P-07 | \$175 | 875 | \$153,125 | 0.0% | 1.2% | 4.8% | 20.6% |
| Van Buren Elementary School / Portable P-08 | \$175 | 875 | \$153,125 | 0.0% | 0.0% | 3.6% | 19.4% |
| Van Buren Elementary School / Portable P-09 | \$175 | 875 | \$153,125 | 0.0% | 0.0% | 3.6% | 19.4% |
| Van Buren Elementary School / Portable P-10 | \$175 | 875 | \$153,125 | 0.0% | 0.0% | 3.6% | 19.4% |
| Van Buren Elementary School / Portable P-11 | \$175 | 875 | \$153,125 | 0.0% | 3.3% | 7.0% | 18.9% |
| Van Buren Elementary School / Site | \$0 | 0 | \$1 | 0.0% | 0.0% | 0.0% | 0.0% |

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Van Buren Elementary School

Replacement Value: \$ 17,471,250; Inflation rate: 3.0%



Immediate Needs

| Facility/Building | Total Items | Total Cost |
|-----------------------------|-------------|-----------------|
| Van Buren Elementary School | 6 | \$13,776 |
| Total | 6 | \$13,776 |

Van Buren Elementary School

| ID | Location | UF Code | Description | Condition | Plan Type | Cost |
|------------------------|--|---------|---|-----------|-----------------------|-----------------|
| 1418646 | Van Buren Elementary School / Site | Z106X | ADA, Parking, Signage, Pole-Mounted, Install | NA | Accessibility | \$1,222 |
| 1420477 | Van Buren Elementary School / Building M | B2021 | Window, Wood, Repair | Poor | Performance/Integrity | \$354 |
| 1418380 | Van Buren Elementary School / Building F | Z101X | ADA, Door, Wider 32" Opening, Framed Wall, Modify | NA | Accessibility | \$6,332 |
| 1420539 | Van Buren Elementary School / Building E | B3011 | Roof, any type per man-day, Repair | Poor | Performance/Integrity | \$1,218 |
| 1420640 | Van Buren Elementary School / Building E | P000X | Engineer, Plumbing, Video Survey, Evaluate/Report | NA | Performance/Integrity | \$2,214 |
| 1420501 | Van Buren Elementary School / Building D | B3011 | Roof, any type per man-day, Repair | Poor | Performance/Integrity | \$2,435 |
| Total (6 items) | | | | | | \$13,776 |

Key Findings



Roof in Poor condition.

any type per man-day
Building E Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Roof leak was reported at room E2. Repair is required. - AssetCALC ID: 1420539



Roof in Poor condition.

any type per man-day
Building D Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Roof leaks were reported at rooms D3 and D4. Repair is required. - AssetCALC ID: 1420501



Exterior Stairs in Poor condition.

Wood
Portable P-11 Main entrance

Uniformat Code: B1015
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,900

\$\$\$\$

Section of the floor plywood is broken; the repair is required. - AssetCALC ID: 1419386



Exterior Wall in Poor condition.

Wood Clapboard Siding, 1-2 Stories
Building M Building Exterior- flat roof area

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,600

\$\$\$\$

The wood is damaged and deteriorated. - AssetCALC ID: 1416327



Exterior Wall in Poor condition.

Textured Plywood (T1-11)
Portable P-07 Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

Isolated areas of deteriorated wood panels. - AssetCALC ID: 1416337



Exterior Wall in Poor condition.

any Painted Surface, 1-2 Stories
Building M Roof

Uniformat Code: B2011
Recommendation: **Prep and Paint in 2020**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

\$\$\$\$

The roof cooping needs new paint. - AssetCALC ID: 1416389



Window in Poor condition.

Wood
Building M Building Exterior

Uniformat Code: B2021
Recommendation: **Repair in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

Windows leaks were reported at the MPR atrium. Repair is required. - AssetCALC ID: 1420477



Exhaust Fan in Poor condition.

Roof or Wall Mounted, 50 to 500 CFM
Building B Building B

Uniformat Code: D3042
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

The unit is rusty and not fully operational. - AssetCALC ID: 1416452

Sanitary Sewer Piping and Manholes in Poor condition.

Sewer piping
Building E Student restroom

Uniformat Code: G3029
Recommendation: **Repair in 2020**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Repair the sanitary sewer system back-up at the student restroom. - AssetCALC ID: 1447203



Exhaust Fan in Poor condition.

Roof or Wall Mounted, 50 to 500 CFM
Building C Roof

Uniformat Code: D3042
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

The unit is rusty and not fully operational. - AssetCALC ID: 1416485



Dumpster Accessories in Poor condition.

Concrete Pad
Site Site- trash enclosure area

Uniformat Code: G2049
Recommendation: **Replace in 2020**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,600

\$\$\$\$

The concrete is broken and uneven. - AssetCALC ID: 1416324



Irrigation System in Poor condition.

Site Landscaping

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

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$96,900

\$\$\$\$

isolated areas of water coverage and lack of irrigation system performance for the landscaping. - AssetCALC ID: 1420394

2. Building A: Administration



Building A: Systems Summary

| | | |
|------------------------------|--|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | 1959 / 2000 / 2012 | |
| Building Size | 2,300 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood-framed structure on concrete slabs | Good |
| Façade | Brick and stucco with wood-framed windows | Fair |
| Roof | Primary: Gable construction with asphalt shingles | Fair |
| Interiors | Walls: Painted gypsum board Floors: Carpet, VCT, and ceramic tile Ceilings: ACT and Painted gypsum board | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting No hot water Toilets and sinks in all restrooms | Fair |
| HVAC | Individual packaged roof top units | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Alarm panel, smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |

Building A: Systems Summary

| | |
|--------------------------------|--|
| Accessibility | Presently it does not appear an accessibility study is needed for this building. |
| Key Issues and Findings | Building lacks fire suppression |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|-----------|
| Facade | - | - | - | \$26,200 | \$17,800 | \$43,900 |
| Roofing | - | - | - | - | \$19,800 | \$19,800 |
| Interiors | - | - | \$15,800 | \$16,900 | \$62,000 | \$94,700 |
| Plumbing | - | - | - | \$25,400 | \$3,800 | \$29,200 |
| Fire Suppression | - | - | \$14,300 | - | - | \$14,300 |
| HVAC | - | - | \$9,300 | \$11,900 | \$15,900 | \$37,100 |
| Electrical | - | - | - | \$2,200 | \$33,700 | \$35,900 |
| Fire Alarm & Comm | - | - | - | \$21,000 | \$15,000 | \$36,000 |
| Equipment/Special | - | - | - | \$9,800 | - | \$9,800 |
| TOTALS | - | - | \$39,400 | \$113,400 | \$168,000 | \$320,700 |

3. Building B: Classroom 1-4



Building B: Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | 1959 / 2000 / 2012 | |
| Building Size | 4,500 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood-framed structure on concrete slabs | Good |
| Façade | Brick with wood-framed windows | Fair |
| Roof | Primary: Gable construction with asphalt shingles | Fair |
| Interiors | Walls: Painted gypsum board and ceramic tile Floors: Carpet, ceramic tile Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting No hot water Toilets, urinals, and sinks in all restrooms | Fair |
| HVAC | Individual packaged roof top units | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, and pull stations | Fair |
| Equipment/Special | None | -- |

Building B: Systems Summary

| | |
|--------------------------------|--|
| Accessibility | Presently it does not appear an accessibility study is needed for this building. |
| Key Issues and Findings | Building lacks fire suppression, replace roof exhaust fan |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| Facade | - | - | - | \$27,800 | \$28,600 | \$56,400 |
| Roofing | - | - | - | - | \$32,100 | \$32,100 |
| Interiors | - | - | \$50,000 | \$3,800 | \$117,600 | \$171,400 |
| Plumbing | - | - | \$4,500 | \$91,600 | \$16,500 | \$112,600 |
| Fire Suppression | - | - | \$28,000 | - | - | \$28,000 |
| HVAC | - | \$1,400 | - | - | \$78,400 | \$79,800 |
| Electrical | - | - | - | \$1,800 | \$193,700 | \$195,500 |
| Fire Alarm & Comm | - | - | - | - | \$29,300 | \$29,300 |
| Equipment/Special | - | \$26,100 | - | - | - | \$26,100 |
| TOTALS | - | \$27,500 | \$82,500 | \$125,000 | \$496,200 | \$731,200 |

4. Building C: Classrooms 1-4



Building C: Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | 1959 / 2000 / 2012 | |
| Building Size | 5,200 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood-framed structure on concrete slabs | Good |
| Façade | Brick with wood-framed windows | Fair |
| Roof | Primary: Gable construction with asphalt shingles | Fair |
| Interiors | Walls: Painted gypsum board and ceramic tile Floors: Carpet, ceramic tile Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting Gas water heater Toilets, urinals, and sinks in all restrooms | Fair |
| HVAC | Individual packaged roof top units | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |

Building C: Systems Summary

| | |
|--------------------------------|--|
| Accessibility | Presently it does not appear an accessibility study is needed for this building. |
| Key Issues and Findings | Building lacks fire suppression, replace roof exhaust fan |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| Facade | - | - | - | \$7,100 | \$66,400 | \$73,500 |
| Roofing | - | - | - | - | \$35,800 | \$35,800 |
| Interiors | - | - | \$11,200 | \$59,500 | \$127,000 | \$197,700 |
| Plumbing | - | - | \$1,700 | \$70,400 | \$7,100 | \$79,200 |
| Fire Suppression | - | - | \$32,400 | - | - | \$32,400 |
| HVAC | - | \$1,400 | - | - | \$86,400 | \$87,800 |
| Electrical | - | - | - | \$1,900 | \$223,800 | \$225,700 |
| Fire Alarm & Comm | - | - | - | - | \$33,800 | \$33,800 |
| Equipment/Special | - | \$26,100 | - | - | - | \$26,100 |
| TOTALS | - | \$27,500 | \$45,300 | \$138,900 | \$580,300 | \$792,000 |

5. Building D: Classrooms 1-4



Building D: Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | 1959 / 2000 / 2012 | |
| Building Size | 4,500 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood-framed structure on concrete slabs | Good |
| Façade | Brick with wood-framed windows | Fair |
| Roof | Primary: Gable construction with asphalt shingles | Fair |
| Interiors | Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT and ceramic tile Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting No hot water Toilets, urinal and sinks in all restrooms | Fair |
| HVAC | Individual packaged roof top units | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |

Building D: Systems Summary

| | |
|--------------------------------|--|
| Accessibility | Presently it does not appear an accessibility study is needed for this building. |
| Key Issues and Findings | Building lacks fire suppression, repair roof leaks at rooms D3 and D4. |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|----------------|----------------------|---------------------|---------------------|----------------------|------------------|
| Facade | - | - | - | \$8,300 | \$45,300 | \$53,600 |
| Roofing | \$2,400 | - | - | - | \$38,300 | \$40,700 |
| Interiors | - | - | \$10,600 | \$45,700 | \$116,400 | \$172,700 |
| Plumbing | - | - | \$4,600 | \$57,600 | \$10,700 | \$72,900 |
| Fire Suppression | - | - | \$28,000 | - | - | \$28,000 |
| HVAC | - | - | - | - | \$78,400 | \$78,400 |
| Electrical | - | - | - | \$58,900 | \$65,900 | \$124,800 |
| Fire Alarm & Comm | - | - | - | - | \$29,300 | \$29,300 |
| Equipment/Special | - | - | - | \$20,200 | - | \$20,200 |
| TOTALS | \$2,400 | - | \$43,200 | \$190,700 | \$384,300 | \$620,600 |

6. Building E: Classrooms 1-4



Building E: Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | 1959 / 2000 / 2012 | |
| Building Size | 4,500 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood-framed structure on concrete slabs | Good |
| Façade | Brick with wood-framed windows | Fair |
| Roof | Primary: Gable construction with asphalt shingles | Fair |
| Interiors | Walls: Painted gypsum board and ceramic tile Floors: Carpet, ceramic tile Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting Gas-fired water heater Toilets, urinals, and sinks in all restrooms | Fair |
| HVAC | Individual packaged roof top units | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | Fair |

Building E: Systems Summary

| | |
|--------------------------------|---|
| Accessibility | Presently it does not appear an accessibility study is needed for this building. |
| Key Issues and Findings | Building lacks fire suppression, roof leaks repair, plumbing video survey due to sanitary sewer system backup at student restroom |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|----------------|----------------------|---------------------|---------------------|----------------------|------------------|
| Facade | - | - | - | \$6,300 | \$45,300 | \$51,700 |
| Roofing | \$1,200 | - | - | - | \$32,100 | \$33,300 |
| Interiors | - | - | \$10,400 | \$74,100 | \$85,400 | \$169,900 |
| Plumbing | - | - | - | \$65,700 | \$2,400 | \$68,100 |
| Fire Suppression | - | - | \$28,000 | - | - | \$28,000 |
| HVAC | - | - | - | \$10,500 | \$66,600 | \$77,100 |
| Electrical | - | - | - | \$120,500 | \$65,900 | \$186,400 |
| Fire Alarm & Comm | - | - | - | - | \$29,300 | \$29,300 |
| Equipment/Special | - | - | \$18,500 | - | - | \$18,500 |
| Utilities | - | \$3,400 | - | - | - | \$3,400 |
| Follow-up Studies | \$2,200 | - | - | - | - | \$2,200 |
| TOTALS | \$3,400 | \$3,400 | \$56,900 | \$277,100 | \$327,000 | \$667,900 |

7. Building F: Classrooms 1-2



Building F: Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | 1959 / 2000 / 2012 | |
| Building Size | 3,300 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood-framed structure on concrete slabs | Good |
| Façade | Brick with wood-framed windows | Fair |
| Roof | Primary: Gable construction with asphalt shingles | Fair |
| Interiors | Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting No hot water Toilets and sinks in all restrooms | Fair |
| HVAC | Individual packaged roof top units | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | -- |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. | |

Building F: Systems Summary

Key Issues and Findings Building lacks fire suppression

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|----------------|----------------------|---------------------|---------------------|----------------------|------------------|
| Facade | - | - | - | \$17,500 | \$16,500 | \$34,000 |
| Roofing | - | - | - | - | \$22,900 | \$22,900 |
| Interiors | - | - | - | \$37,700 | \$83,000 | \$120,600 |
| Plumbing | - | - | \$4,600 | \$41,200 | \$12,900 | \$58,700 |
| Fire Suppression | - | - | \$20,600 | - | - | \$20,600 |
| HVAC | - | - | \$22,800 | - | \$22,800 | \$45,500 |
| Electrical | - | - | - | \$900 | \$48,300 | \$49,200 |
| Fire Alarm & Comm | - | - | - | - | \$21,500 | \$21,500 |
| Equipment/Special | - | - | - | \$7,600 | - | \$7,600 |
| Accessibility | \$6,300 | - | - | - | - | \$6,300 |
| TOTALS | \$6,300 | - | \$48,000 | \$104,900 | \$227,900 | \$386,900 |

8. Building M: MPR and Library



Building M: Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | 1959 / 2000 / 2012 | |
| Building Size | 4,900 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood-framed structure on concrete slabs | Good |
| Façade | Stucco with wood-framed windows | Fair |
| Roof | Primary: Gable construction with asphalt shingles Secondary: Flat construction with built-up finish | Fair |
| Interiors | Walls: Painted gypsum board Floors: Carpet, ceramic tile, VCT and vinyl sheeting Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | Copper supply and cast-iron waste and venting Electric water heater Toilets, urinals and sinks in all restrooms | Fair |
| HVAC | Individual packaged roof top units | Fair |
| Fire Suppression | hydrants, kitchen hood system | Fair |
| Electrical | Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |

Building M: Systems Summary

| | | |
|--------------------------------|---|------|
| Equipment/Special | Commercial kitchen equipment | Fair |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. | |
| Key Issues and Findings | Building has limited fire suppression, repair wood windows, repair in exterior walls, modify the restroom doors for ADA compliance. | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|--------------|----------------------|---------------------|---------------------|----------------------|--------------------|
| Facade | \$400 | \$15,700 | - | \$21,800 | \$60,900 | \$98,800 |
| Roofing | - | - | - | - | \$87,300 | \$87,300 |
| Interiors | - | - | - | \$66,900 | \$140,800 | \$207,700 |
| Plumbing | - | - | - | \$84,000 | \$17,500 | \$101,500 |
| Fire Suppression | - | - | \$30,500 | \$3,600 | - | \$34,100 |
| HVAC | - | - | \$42,300 | \$27,200 | \$62,600 | \$132,100 |
| Electrical | - | - | - | - | \$319,600 | \$319,600 |
| Fire Alarm & Comm | - | - | - | - | \$31,900 | \$31,900 |
| Equipment/Special | - | - | - | \$79,300 | \$16,900 | \$96,200 |
| Site Development | - | - | - | \$14,100 | - | \$14,100 |
| TOTALS | \$400 | \$15,700 | \$72,800 | \$296,900 | \$737,500 | \$1,123,300 |

9. Portable 1: Classroom P-1



Portable 1: Systems Summary

| | | |
|--------------------------------|--|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on raised foundation | Good |
| Façade | Wood siding with aluminum-framed windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Fair |
| Interiors | Walls: vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pump | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull station | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. | |
| Key Issues and Findings | Building lacks fire suppression | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | - | \$5,000 | - | \$11,100 | \$16,100 |
| Roofing | - | - | - | - | \$15,400 | \$15,400 |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | - | \$18,900 | \$16,200 | \$80,100 | \$115,400 |

10. Portable 2: Classroom P-2



Portable 2: Systems Summary

| | | |
|--------------------------------|--|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on raised foundation | Good |
| Façade | Wood siding with aluminum-framed windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Fair |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pump | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. | |
| Key Issues and Findings | Building lacks fire suppression | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|-----------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | - | \$5,000 | - | \$11,100 | \$16,100 |
| Roofing | - | - | - | - | \$15,400 | \$15,400 |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | - | \$18,900 | \$16,200 | \$80,100 | \$115,400 |

11. Portable 3: Classroom P-3



Portables 3: Systems Summary

| | | |
|--------------------------------|--|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on raised foundation | Good |
| Façade | Wood siding with aluminum-framed windows | Fair |
| Roof | Primary: Flat construction with modified bituminous finish | Fair |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pump | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Good |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. | |
| Key Issues and Findings | Building lacks fire suppression | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|-----------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | - | \$5,000 | - | \$11,100 | \$16,100 |
| Roofing | - | - | - | - | \$15,400 | \$15,400 |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | - | \$18,900 | \$16,200 | \$80,100 | \$115,400 |

12. Portable 4: Classroom P-4



Portable 4: Systems Summary

| | | |
|--------------------------------|--|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on raised foundation | Good |
| Façade | Wood siding with aluminum-framed windows | Fair |
| Roof | Primary: Flat construction with metal finish | Good |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pumps | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for these buildings. | |
| Key Issues and Findings | Buildings lacks fire suppression | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | - | \$5,000 | - | \$11,100 | \$16,100 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | - | \$18,900 | \$16,200 | \$64,700 | \$100,000 |

13. Portable 5: Classroom P-5



Portable 5: Systems Summary

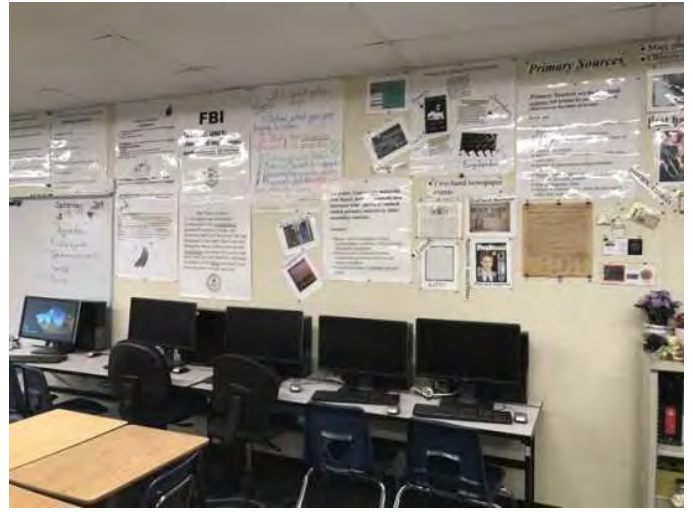
| | | |
|--------------------------------|--|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on concrete slab | Good |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with metal finish | Good |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pumps | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. | |
| Key Issues and Findings | Building lacks fire suppression | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | - | \$5,000 | - | \$11,100 | \$16,100 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | - | \$18,900 | \$16,200 | \$64,700 | \$100,000 |

14. Portable 6: Classroom P-6



Portable 6: Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/ Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on concrete slab | Good |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with metal finish | Good |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |

Portable 6: Systems Summary

| | | |
|--------------------------------|--|------|
| HVAC | Wall mounted heat pumps | Fair |
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. | |
| Key Issues and Findings | Building lacks fire suppression | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|-----------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | - | \$5,000 | - | \$11,100 | \$16,100 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | - | \$18,900 | \$16,200 | \$64,700 | \$100,000 |

15. Portable 7: Classroom P-7



Portable 7: Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/ Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on concrete slab | Good |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with metal finish | Good |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pumps | Fair |

Portable 7: Systems Summary

| | | |
|--------------------------------|--|------|
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. | |
| Key Issues and Findings | Building lacks fire suppression, damaged exterior walls | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | \$1,800 | \$5,000 | - | \$11,100 | \$17,900 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | \$1,800 | \$18,900 | \$16,200 | \$64,700 | \$101,800 |

16. Portable 8: Classroom P-8



Portable 8: Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/ Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on concrete slab | Good |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with metal finish | Good |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pumps | Fair |

Portable 8: Systems Summary

| | | |
|--------------------------------|--|------|
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. | |
| Key Issues and Findings | Building lacks fire suppression | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | \$1,800 | \$5,000 | - | \$11,100 | \$17,900 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | \$1,800 | \$18,900 | \$16,200 | \$64,700 | \$101,800 |

17. Portable 9: Classroom P-9



Portable 9: Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/ Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on concrete slab | Good |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with metal finish | Good |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pumps | Fair |

Portable 9: Systems Summary

| | | |
|--------------------------------|--|------|
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. | |
| Key Issues and Findings | Building lacks fire suppression | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|----------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | - | \$5,000 | - | \$11,100 | \$16,100 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | - | \$31,000 | \$31,000 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | - | \$18,900 | \$15,900 | \$64,700 | \$99,600 |

18. Portable 10: Classroom P-10



Portable 10: Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/ Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on concrete slab | Good |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with metal finish | Good |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pumps | Fair |

Portable 10: Systems Summary

| | | |
|--------------------------------|--|------|
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. | |
| Key Issues and Findings | Building lacks fire suppression | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|-----------|
| Structure | - | - | - | \$5,800 | - | \$5,800 |
| Facade | - | - | \$5,000 | - | \$11,100 | \$16,100 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | - | \$18,900 | \$16,200 | \$64,700 | \$100,000 |

19. Portable 11: Classroom P-11



Portable 11: Systems Summary

| | | |
|-----------------------------------|---|------------------|
| Address | 9501 Jurupa Road, Jurupa Valley, California | |
| Constructed/ Renovated | Unknown | |
| Building Size | 875 SF | |
| Number of Stories | One | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Wood frame construction on concrete slab | Good |
| Façade | Wood siding with aluminum windows | Fair |
| Roof | Primary: Flat construction with metal finish | Good |
| Interiors | Walls: Vinyl covered Floors: Carpet Ceilings: ACT | Fair |
| Elevators | None | -- |
| Plumbing | No plumbing in building | -- |
| HVAC | Wall mounted heat pumps | Fair |

Portable 11: Systems Summary

| | | |
|--------------------------------|--|------|
| Fire Suppression | Hydrants | Fair |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 | Fair |
| Fire Alarm | Smoke detectors, alarms, strobes, pull stations | Fair |
| Equipment/Special | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. | |
| Key Issues and Findings | Building lacks fire suppression, repair damage to main entrance | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|-----------|----------------------|---------------------|---------------------|----------------------|------------------|
| Structure | - | \$5,000 | - | - | \$7,800 | \$12,800 |
| Facade | - | - | \$5,000 | - | \$11,100 | \$16,100 |
| Roofing | - | - | - | - | - | - |
| Interiors | - | - | \$8,400 | \$3,600 | \$16,900 | \$29,000 |
| Fire Suppression | - | - | \$5,500 | - | - | \$5,500 |
| HVAC | - | - | - | \$6,500 | - | \$6,500 |
| Electrical | - | - | - | \$300 | \$31,000 | \$31,400 |
| Fire Alarm & Comm | - | - | - | - | \$5,700 | \$5,700 |
| TOTALS | - | \$5,000 | \$18,900 | \$10,400 | \$72,500 | \$107,000 |

20. Site Summary



| Site Information | | |
|-----------------------------------|---|-----------|
| System | Description | Condition |
| Lot Size | 12.38 acres (estimated) | |
| Parking Spaces | 94 total spaces all in open lots, five of which are accessible | |
| Pavement/Flatwork | Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps | Fair |
| Site Development | Building-mounted property entrance signage, chain link, wrought iron and metal tube fencing, dumpster enclosures Playgrounds and sports courts | Fair |
| Landscaping and Topography | Moderate landscaping features Irrigation present Low to moderate site slopes throughout | Fair |
| Utilities | Municipal water and sewer Local utility-provided electricity and natural gas Site transformer for portables | Good |
| Site Lighting | Pole-mounted: LED Building-mounted: LED | Good |
| Ancillary Structures | Lunch shelter, Roof walkway, Storage containers | Good |
| Key Issues and Findings | Missing signage at parking spaces, Surface wear and weathering at trash enclosure, repair section of the irrigation system. | |

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|-------------------|----------------|----------------------|---------------------|---------------------|----------------------|--------------------|
| Structure | - | - | - | - | - | - |
| Roofing | - | - | - | - | \$73,900 | \$73,900 |
| Plumbing | - | - | \$4,500 | - | \$39,300 | \$43,800 |
| Electrical | - | - | \$49,800 | - | \$27,600 | \$77,400 |
| Fire Alarm & Comm | - | - | - | \$95,200 | - | \$95,200 |
| Site Development | - | \$225,200 | - | \$40,900 | \$697,100 | \$963,300 |
| Landscaping | - | \$102,800 | - | - | \$1,347,900 | \$1,450,700 |
| Pavement | - | \$30,500 | - | \$35,300 | \$407,100 | \$472,900 |
| Site Lighting | - | - | - | - | \$37,900 | \$37,900 |
| Accessibility | \$1,200 | - | - | - | - | \$1,200 |
| TOTALS | \$1,200 | \$358,500 | \$54,300 | \$171,400 | \$2,630,800 | \$3,216,300 |

21. 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 1959. The facility was significantly renovated in 2000, and 2012. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

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

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

Building A: Accessibility Issues

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

Building A: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | Minor/No Issues |
|------------------------------|---|--|-----------------|
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Building B: Accessibility Issues

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

Building C: Accessibility Issues

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

Building D: Accessibility Issues

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

Building E: Accessibility Issues

| | Major Issues (ADA study recommended) | Major Issues (ADA study recommended) | Major Issues (ADA study recommended) |
|--------------------------------|---|---|---|
| Exterior Path of Travel | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Interior Path of Travel | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Public Use Restrooms | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevators/Lifts | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Building F: Accessibility Issues

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

Building M: Accessibility Issues

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

Portable 1: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |

Portable 1: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | Minor/No Issues |
|------------------------------|---|--|-----------------|
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 2: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 3: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 4: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 5: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 6: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 7: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 8: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 9: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 10: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

Portable 11: Accessibility Issues

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | 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 | N/A | N/A | N/A |
| Elevators | N/A | N/A | N/A |
| Kitchens/Kitchenettes | N/A | N/A | N/A |

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.

Reference Guide

| | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | Minor/No Issues |
|--------------------------------|--|--|--|
| Parking | <ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces | <ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant | <ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing |
| Exterior Path of Travel | <ul style="list-style-type: none"> - Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes | <ul style="list-style-type: none"> - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes | <ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - A few doorknobs instead of lever handles - Non-compliant signage |
| Interior Path of Travel | <ul style="list-style-type: none"> - All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways | <ul style="list-style-type: none"> - Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high | <ul style="list-style-type: none"> - One door threshold too high - A few doorknobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range |
| Public Use Restrooms | <ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls | <ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues | <ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant |
| Elevators | <ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small | <ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops | <ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues |
| Kitchens/Kitchenettes | <ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow | <ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range | <ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required |

22. Purpose and Scope

Purpose

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

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

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

Condition Ratings

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

Scope

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

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

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

23. 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.

24. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for Van Buren Elementary School, 9501 Jurupa Road, 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: Nezar M. Tibi
Project Manager

Reviewed by:



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

25. Appendices

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

Appendix A: Photographic Record



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



| | |
|----|----------------|
| #2 | LEFT ELEVATION |
|----|----------------|



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



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|----|-----------------|
| #4 | RIGHT ELEVATION |
|----|-----------------|



| | |
|----|------------|
| #5 | BUILDING C |
|----|------------|



| | |
|----|------------|
| #6 | BUILDING M |
|----|------------|



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



| | |
|----|------------|
| #8 | BUILDING E |
|----|------------|



| | |
|----|--------------------|
| #9 | PORTABLE BUILDINGS |
|----|--------------------|



| | |
|-----|----------------------|
| #10 | MAIN SCHOOL ENTRANCE |
|-----|----------------------|



| | |
|-----|-------------|
| #11 | PARKING LOT |
|-----|-------------|



| | |
|-----|-------------|
| #12 | H/C PARKING |
|-----|-------------|



| | |
|-----|---------------|
| #13 | STAFF PARKING |
|-----|---------------|



| | |
|-----|-----------|
| #14 | SIDEWALKS |
|-----|-----------|



| | |
|-----|-------------------------|
| #15 | KINDERGARTEN PLAYGROUND |
|-----|-------------------------|



| | |
|-----|---------------|
| #16 | LUNCH SHELTER |
|-----|---------------|



| | |
|-----|------------------|
| #17 | BASKETBALL COURT |
|-----|------------------|



| | |
|-----|----------------------|
| #18 | PLAYGROUND STRUCTURE |
|-----|----------------------|



| | |
|-----|------------------------|
| #19 | PORTABLE EXTERIOR RAMP |
|-----|------------------------|



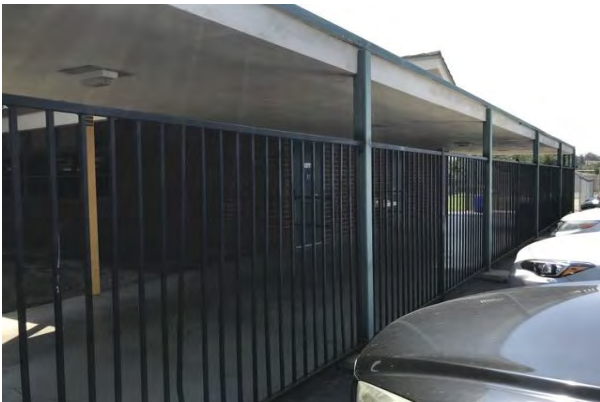
| | |
|-----|--|
| #20 | DAMAGED CONCRETE FLOORING AT TRASH ENCLOSURE |
|-----|--|



| | |
|-----|-------------------------------------|
| #21 | DAMAGED EXTERIOR WALL AT BUILDING M |
|-----|-------------------------------------|



| | |
|-----|--------|
| #22 | FENCES |
|-----|--------|



| | |
|-----|--------|
| #23 | FENCES |
|-----|--------|



| | |
|-----|-------------|
| #24 | LANDSCAPING |
|-----|-------------|



| | |
|-----|--------------------|
| #25 | BACKFLOW PREVENTER |
|-----|--------------------|



| | |
|-----|-----------------|
| #26 | BUILDING F ROOF |
|-----|-----------------|



| | |
|-----|-----------------|
| #27 | BUILDING C ROOF |
|-----|-----------------|



| | |
|-----|------------------------------|
| #28 | ROOF, BUILT-UP AT BUILDING M |
|-----|------------------------------|



| | |
|-----|-----------------|
| #29 | ROOF AT WALKWAY |
|-----|-----------------|



| | |
|-----|--------------------|
| #30 | PORTABLES P-1 ROOF |
|-----|--------------------|



| | |
|-----|---------------------|
| #31 | PORTABLES P- 4 ROOF |
|-----|---------------------|



| | |
|-----|---------------------------------------|
| #32 | BUILDING M EXTERIOR DOORS AND WINDOWS |
|-----|---------------------------------------|



| | |
|-----|--------------------------|
| #33 | BUILDING M EXTERIOR DOOR |
|-----|--------------------------|



| | |
|-----|--------------------|
| #34 | BUILDING D WINDOWS |
|-----|--------------------|



| | |
|-----|----------------------------------|
| #35 | BUILDING B EXTERIOR UTILITY DOOR |
|-----|----------------------------------|



| | |
|-----|---------------|
| #36 | INTERIOR DOOR |
|-----|---------------|



| | |
|-----|-------------------|
| #37 | PORTABLE P-1 DOOR |
|-----|-------------------|



| | |
|-----|---------------------|
| #38 | PORTABLE P-1 WINDOW |
|-----|---------------------|



| | |
|-----|--------------------------------|
| #39 | BUILDING C PACKAGED UNIT (RTU) |
|-----|--------------------------------|



| | |
|-----|--------------------------------|
| #40 | BUILDING D PACKAGED UNIT (RTU) |
|-----|--------------------------------|



| | |
|-----|--------------------------------|
| #41 | BUILDING E PACKAGED UNIT (RTU) |
|-----|--------------------------------|



| | |
|-----|--------------------|
| #42 | PORTABLE HEAT PUMP |
|-----|--------------------|



| | |
|-----|-------------|
| #43 | EXHAUST FAN |
|-----|-------------|



| | |
|-----|--------------|
| #44 | WATER HEATER |
|-----|--------------|



| | |
|-----|---|
| #45 | MAIN ELECTRICAL ROOM OLD BUILDING SWITCHBOARD |
|-----|---|



| | |
|-----|-------------------------------------|
| #46 | BUILDING M NEW BUILDING SWITCHBOARD |
|-----|-------------------------------------|



| | |
|-----|----------------------------------|
| #47 | BUILDING M SECONDARY TRANSFORMER |
|-----|----------------------------------|



| | |
|-----|------------------------------------|
| #48 | BUILDING M MAIN DISTRIBUTION PANEL |
|-----|------------------------------------|



| | |
|-----|----------------------------------|
| #49 | PORTABLE MAIN DISTRIBUTION PANEL |
|-----|----------------------------------|



| | |
|-----|-----------------------------|
| #50 | BUILDING A FIRE ALARM PANEL |
|-----|-----------------------------|



| | |
|-----|--------------|
| #51 | FRONT OFFICE |
|-----|--------------|



| | |
|-----|----------------|
| #52 | TEACHER LOUNGE |
|-----|----------------|



| | |
|-----|-----|
| #53 | MPR |
|-----|-----|



| | |
|-----|---------|
| #54 | LIBRARY |
|-----|---------|



| | |
|-----|-----------|
| #55 | CLASSROOM |
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| #56 | CLASSROOM |
|-----|-----------|



| | |
|-----|-----------|
| #57 | CLASSROOM |
|-----|-----------|



| | |
|-----|--------------------|
| #58 | PORTABLE CLASSROOM |
|-----|--------------------|



| | |
|-----|-------------|
| #59 | MPR KITCHEN |
|-----|-------------|



| | |
|-----|--------------|
| #60 | REFRIGERATOR |
|-----|--------------|



| | |
|-----|--------------|
| #61 | KITCHEN OVEN |
|-----|--------------|



| | |
|-----|-------------------|
| #62 | TOILET PARTITIONS |
|-----|-------------------|



| | |
|-----|---------------|
| #63 | SINK/LAVATORY |
|-----|---------------|



| | |
|-----|-------------------|
| #64 | DRINKING FOUNTAIN |
|-----|-------------------|



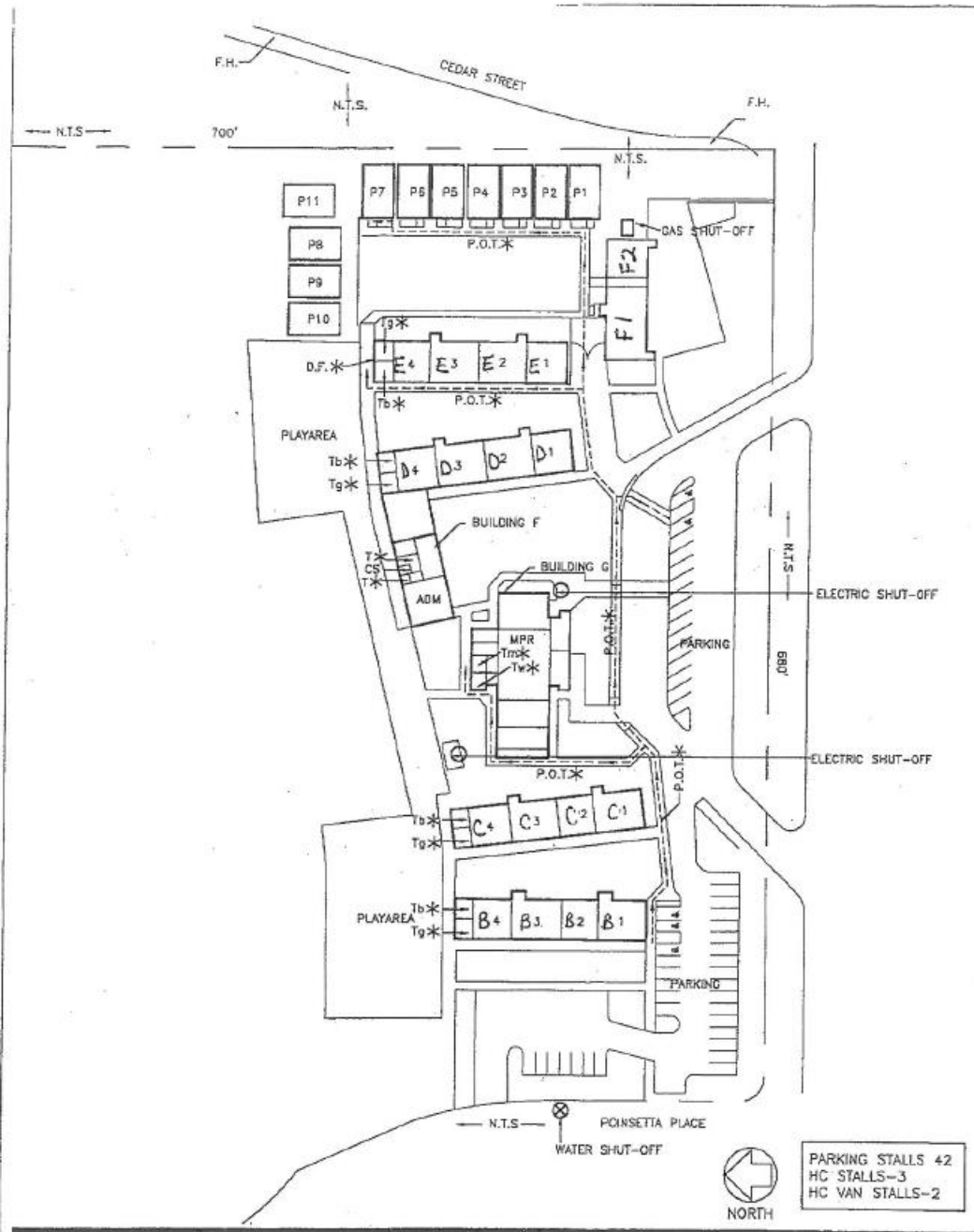
| | |
|-----|--------|
| #65 | TOILET |
|-----|--------|



| | |
|-----|--------|
| #66 | URINAL |
|-----|--------|

Appendix B: Site and Floor Plans

Site Plan



SOURCE:

Client



ON-SITE DATE:

September 11, 2019

Aerial Site Plan



SOURCE:

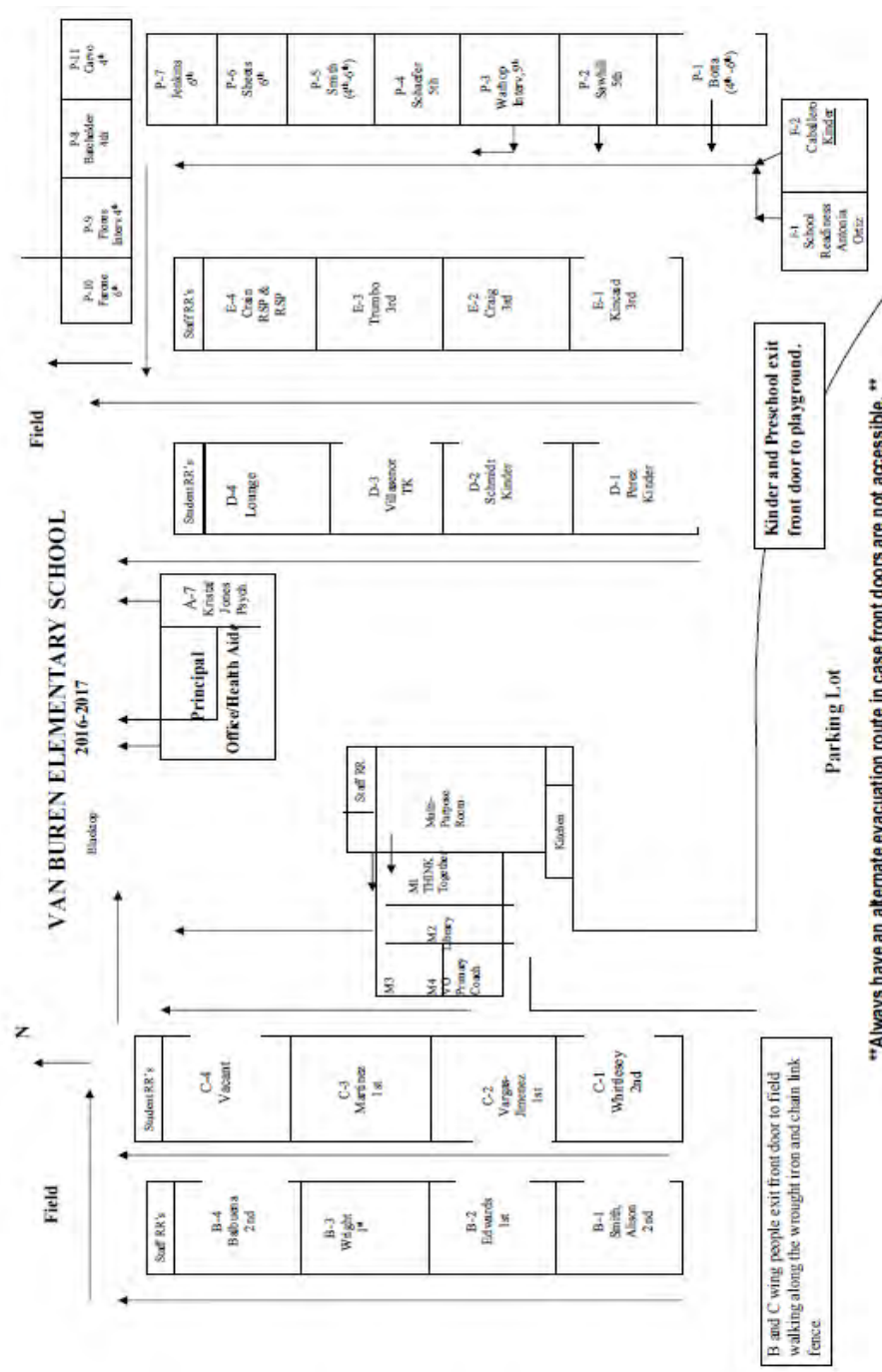
Google Maps: Imagery ©2018 Google, Map data ©2019 Google



ON-SITE DATE:

September 11, 2019

Floor Plan



SOURCE:
Client



ON-SITE DATE:
September 11, 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: Van Buren ES No. of Buildings: 7 bldg.'s/ 11 portables

Name of person completing questionnaire: Dana Toland? Pablo Ponce

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

| SITE INFORMATION | | | |
|------------------------------------|---------------|------------|----------------------|
| Year of Construction: 1959 | Built: | Renovated: | Historical: N |
| No. of Stories: single | | Floor(s) | |
| Total Site Area: | | Acres | |
| Total Building Area: 38,780 | | Sq. ft. | |
| Building Replacement Value: | \$ UNK | | |

| INSPECTIONS | DATE OF LAST REPLACEMENT | DATE OF LAST INSPECTION | LIST OF ANY OUTSTANDING REPAIRS |
|-------------------------------|--------------------------|-------------------------|---------------------------------|
| 1. Elevators | None | | |
| 2. HVAC | 2012 | PM 2019 | |
| 3. Plumbing System/Fixtures | 1959 | None | |
| 4. Electrical System/Lighting | 2016 | None | LED lights 2016 |
| 5. Life-Safety/Fire | 2012 | 2019 | |
| 6. Roofs | 2012 | None | |

| KEY QUESTIONS | RESPONSE |
|--|---|
| Major Capital Improvements in Last 3 yrs. | New playground equipment, asphalt seal and stripe |
| Planned Capital Expenditure For Next Year? | None |
| Age of the Roof? | 9 yrs. |
| What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving) | NA |

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

| QUESTION | Y | N | UNK | NA | COMMENTS |
|---|---|---|-----|----|----------|
| ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES | | | | | |
| 1 Are there any unresolved building, fire, or zoning code issues? | | N | | | |
| 2 Is there any pending litigation concerning the property? | | N | | | |
| 3 Are there any other significant issues/hazards with the property? | | N | | | |



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

| | QUESTION | Y | N | UNK | NA | COMMENTS |
|---------------------------|---|---|---|-----|----|---------------------------------------|
| 4 | Are there any unresolved construction defects at the property? | | N | | | |
| 5 | Has any part of the property ever contained visible suspect mold growth? | | N | | | |
| 6 | Have there been indoor air quality or mold related complaints from occupants? | | N | | | |
| 7 | Is there a mold Operations and Maintenance Plan? | Y | | | | |
| 8 | Are there any Asbestos Containing Building Materials in the building? | Y | | | | |
| 9 | Is there an Asbestos Operations and Maintenance Plan? (AHERA?) | Y | | | | |
| 10 | Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)? | | N | | | |
| GENERAL SITE | | | | | | |
| 11 | Are there any problems with erosion, storm water drainage or areas of paving that do not drain? | | N | | | |
| 12 | Are there any problems with the landscape irrigation systems? | Y | | | | Irrigation system has coverage issues |
| BUILDING STRUCTURE | | | | | | |
| 13 | Are there any problems with foundations or structures? | | N | | | |
| 14 | Is there any water infiltration in basements or crawl spaces? | | N | | | |
| 15 | Has a termite/wood boring insect inspection been performed within the last year? | | N | | | |
| 16 | Are there any wall, or window leaks? | Y | | | | MPR atrium windows leak |
| BUILDING ENVELOPE | | | | | | |
| 17 | Are there any roof leaks? | Y | | | | Rm.'s D3, D4, E2, |
| 18 | Is the roofing covered by a warranty or bond? | | N | | | |



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

| | QUESTION | Y | N | UNK | NA | COMMENTS |
|---------------------------------------|---|---|---|-----|----|---------------------------|
| 19 | Are there any poorly insulated areas? | | | UN | | |
| 20 | Is Fire Retardant Treated (FRT) plywood used? | | N | | | |
| 21 | Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used? | | N | | | |
| BUILDING HVAC & ELECTRICAL | | | | | | |
| 22 | Do any parts of the building have inadequate heating? Comment on location using room numbers | | N | | | |
| 23 | Do any parts of the building have inadequate cooling? Comment on location using room numbers | | N | | | |
| 24 | Does any part of the electrical system use aluminum wiring? | | N | | | |
| 25 | Are there any problems with the utilities, such as inadequate capacities? | | N | | | |
| PLUMBING | | | | | | |
| 26 | Is the property served by private water well? | | N | | | |
| 27 | Is the property served by a private septic system or other waste treatment systems? | | N | | | |
| 28 | Does the sanitary sewer system back-up? If so, provide locations in comments | Y | | | | Student restroom E bldg.. |
| 29 | Is polybutylene piping used? | | N | | | |
| 30 | Is galvanized piping used? | Y | | | | |
| 31 | Are there any plumbing leaks or water pressure problems? | | N | | | |
| ADA | | | | | | |
| 32 | Has the management previously completed an ADA review? | | N | | | |
| 33 | Have any ADA improvements been made to the property? | | N | | | |
| 34 | Does a Barrier Removal Plan exist for the property? | | N | | | |



Facility Condition Assessment Pre-Survey Questionnaire

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

| | QUESTION | Y | N | UNK | NA | COMMENTS |
|----|---|---|---|-----|----|--------------|
| 35 | Has the Barrier Removal Plan been approved by an arms-length third party? | | N | | | |
| 36 | Has building ownership or management received any ADA related complaints? | | N | | | |
| 37 | Does elevator equipment require upgrades to meet ADA standards? | | N | | | No elevators |

| |
|--|
| ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT? |
|--|

- 1
- 2
- 3

| |
|---------------------------------------|
| ITEMS PROVIDED TO EMG AUDITORS |
|---------------------------------------|

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

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

9/6/19
Date

Appendix D: Component Condition Report

Component Condition Report

Van Buren Elementary School / Building A

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-----------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,200 SF | 6 | 1416382 |
| B2021 | Building Exterior | Fair | Window, Wood 12 SF, 1-2 Stories | 18 | 10 | 1416336 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 12 | 12 | 1416369 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Asphalt Shingle 20-Year | 3,200 SF | 13 | 1416657 |
| Interiors | | | | | | |
| C1021 | Throughout | Fair | Interior Door, Wood Solid-Core w/ Glazing Decorative High-End | 10 | 14 | 1416483 |
| C3012 | Throughout | Fair | Interior Wall Finish, any surface, Prep & Paint | 2,800 SF | 4 | 1416448 |
| C3024 | Throughout | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 900 SF | 8 | 1416365 |
| C3024 | Common area restrooms | Fair | Interior Floor Finish, Ceramic Tile | 140 SF | 12 | 1416557 |
| C3025 | Throughout | Fair | Interior Floor Finish, Carpet Commercial Standard | 1,100 SF | 5 | 1416583 |
| C3031 | Throughout | Fair | Interior Ceiling Finish, any flat surface, Prep & Paint | 450 SF | 6 | 1416523 |

Van Buren Elementary School / Building A

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|------------|-----------|--|----------|-----|---------|
| C3032 | Throughout | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 1,800 SF | 10 | 1416624 |

Plumbing

| | | | | | | |
|-------|-----------------------|------|---|----------|----|---------|
| D2011 | Common area restrooms | Fair | Toilet, Commercial Water Closet | 2 | 10 | 1416435 |
| D2014 | Common area restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 2 | 10 | 1416635 |
| D2014 | Kitchen | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 2 | 12 | 1416383 |
| D2029 | Throughout | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 2,300 SF | 10 | 1420319 |

Fire Suppression

| | | | | | | |
|-------|---------------------|----|--|----------|---|---------|
| D4019 | Throughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 2,300 SF | 4 | 1420320 |
|-------|---------------------|----|--|----------|---|---------|

HVAC

| | | | | | | |
|-------|---------------------|------|--------------------------------------|----------|----|---------|
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 2,300 SF | 15 | 1420317 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON | 1 | 4 | 1416350 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 4 TON | 1 | 6 | 1416421 |

Electrical

Van Buren Elementary School / Building A

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 | 7 | 10 | 1416368 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 2,300 SF | 17 | 1420318 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|----------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 2,300 SF | 13 | 1420316 |
| D5037 | Utility closet | Fair | Fire Alarm Control Panel, Addressable | 1 | 8 | 1416424 |

Equipment/Special

| | | | | | | |
|-------|------------|------|-----------------------------------|-------|---|---------|
| E2012 | Throughout | Fair | Kitchen Cabinetry, Stock Hardwood | 24 LF | 7 | 1416631 |
|-------|------------|------|-----------------------------------|-------|---|---------|

Van Buren Elementary School / Building B

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------|--------------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building Exterior-soffit | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,600 SF | 6 | 1416639 |
| B2021 | Building Exterior | Fair | Window, Wood 12 SF, 1-2 Stories | 18 | 10 | 1416555 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 20 | 14 | 1416598 |

Roofing

Van Buren Elementary School / Building B

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-----------------------|------------------|--|-----------------|------------|-----------|
| B3011 | Roof | Fair | Roof, Asphalt Shingle 20-Year | 5,200 SF | 13 | 1416392 |
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 20 | 12 | 1416560 |
| C1031 | Common area restrooms | Fair | Toilet Partitions, Metal | 3 | 10 | 1416446 |
| C3012 | Common area restrooms | Fair | Interior Wall Finish, Ceramic Tile | 250 SF | 12 | 1416381 |
| C3012 | Throughout | Fair | Interior Wall Finish, any surface, Prep & Paint | 5,500 SF | 5 | 1416400 |
| C3024 | Common area restrooms | Fair | Interior Floor Finish, Ceramic Tile | 280 SF | 12 | 1416470 |
| C3025 | Throughout | Fair | Interior Floor Finish, Carpet Commercial Standard | 4,100 SF | 5 | 1416480 |
| C3032 | Throughout | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 4,100 SF | 12 | 1416500 |
| Plumbing | | | | | | |
| D2011 | Common area restrooms | Fair | Toilet, Commercial Water Closet | 3 | 10 | 1416467 |
| D2012 | Restroom | Fair | Urinal, Standard | 2 | 10 | 1416649 |
| D2014 | Classroom | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 5 | 10 | 1416505 |

Van Buren Elementary School / Building B

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|-----------------------|-----------|--|----------|-----|---------|
| D2014 | Common area restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 4 | 12 | 1416659 |
| D2018 | Building exterior | Fair | Drinking Fountain, Outside/Site Style | 1 | 4 | 1416341 |
| D2029 | Throughout | Fair | Plumbing System, Supply & Sanitary, Medium Density (excl fixtures) | 4,500 SF | 10 | 1420325 |

Fire Suppression

| | | | | | | |
|-------|---------------------|----|--|----------|---|---------|
| D4019 | Throughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 4,500 SF | 4 | 1420326 |
|-------|---------------------|----|--|----------|---|---------|

HVAC

| | | | | | | |
|-------|---------------------|------|--|----------|----|---------|
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 4,500 SF | 15 | 1420323 |
| D3042 | Building B | Poor | Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM | 1 | 2 | 1416452 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [B-1] | 1 | 12 | 1416579 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [B-3] | 1 | 12 | 1416602 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [B-4] | 1 | 12 | 1416586 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [B-2] | 1 | 12 | 1416473 |

Electrical

| | | | | | | |
|-------|------------|------|---|----------|----|---------|
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Medium Density/Complexity | 4,500 SF | 12 | 1416531 |
|-------|------------|------|---|----------|----|---------|

Van Buren Elementary School / Building B

| 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 | 6 | 8 | 1416374 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 4,500 SF | 17 | 1420324 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 4,500 SF | 13 | 1420322 |
| Equipment/Special | | | | | | |
| E2012 | Classroom | Fair | Kitchen Cabinetry, Stock Hardwood | 72 LF | 3 | 1416340 |

Van Buren Elementary School / Building C

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|----------------|--------------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building exterior-soffit | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,800 SF | 6 | 1416330 |
| B2021 | Building exterior | Fair | Window, Wood 24 SF, 1-2 Stories | 18 | 12 | 1416546 |
| B2032 | Building exterior | Fair | Exterior Door, Steel | 24 | 12 | 1416584 |
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Asphalt Shingle 20-Year | 5,800 SF | 13 | 1416375 |

Van Buren Elementary School / Building C

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-----------------------|-----------|--|----------|-----|---------|
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 24 | 12 | 1416328 |
| C1031 | Common area restrooms | Fair | Toilet Partitions, Metal | 3 | 10 | 1416591 |
| C3012 | Throughout | Fair | Interior Wall Finish, any surface, Prep & Paint | 5,800 SF | 5 | 1416537 |
| C3012 | Common area restrooms | Fair | Interior Wall Finish, Ceramic Tile | 250 SF | 14 | 1416575 |
| C3024 | Common area restrooms | Fair | Interior Floor Finish, Ceramic Tile | 340 SF | 10 | 1416643 |
| C3025 | Throughout | Fair | Interior Floor Finish, Carpet Commercial Standard | 4,700 SF | 6 | 1416658 |
| C3032 | Throughout | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 4,700 SF | 13 | 1416581 |
| Plumbing | | | | | | |
| D2011 | Common area restrooms | Fair | Toilet, Commercial Water Closet | 3 | 10 | 1416471 |
| D2012 | Common area restrooms | Fair | Urinal, Standard | 2 | 10 | 1416606 |
| D2014 | Classroom | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 5 | 10 | 1416589 |
| D2014 | Common area restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 4 | 10 | 1416528 |

Van Buren Elementary School / Building C

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|-------------------|-----------|---|----------|-----|---------|
| D2014 | Janitor closet | Fair | Service Sink, Wall-Hung | 2 | 13 | 1416474 |
| D2018 | Building exterior | Fair | Drinking Fountain, Outside/Site Style | 1 | 6 | 1416425 |
| D2023 | Janitor closet | Fair | Water Heater, 30 - 50 GAL | 1 | 5 | 1416553 |
| D2029 | Throughout | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 5,200 SF | 10 | 1420331 |

Fire Suppression

| | | | | | | |
|-------|---------------------|----|--|----------|---|---------|
| D4019 | Throughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 5,200 SF | 4 | 1420332 |
|-------|---------------------|----|--|----------|---|---------|

HVAC

| | | | | | | |
|-------|---------------------|------|--|----------|----|---------|
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 5,200 SF | 15 | 1420329 |
| D3042 | Roof | Poor | Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM | 1 | 2 | 1416485 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [C-4] | 1 | 12 | 1416445 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [C-3] | 1 | 20 | 1416595 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [C-2] | 1 | 12 | 1416612 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [C-4] | 1 | 12 | 1416411 |

Electrical

| | | | | | | |
|-------|------------|------|---|----------|----|---------|
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Medium Density/Complexity | 5,200 SF | 12 | 1416534 |
|-------|------------|------|---|----------|----|---------|

Van Buren Elementary School / Building C

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 | 6 | 10 | 1416407 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 5,200 SF | 17 | 1420330 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|----------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 5,200 SF | 13 | 1420328 |
|-------|---------------------|------|--|----------|----|---------|

Equipment/Special

| | | | | | | |
|-------|-----------|------|-----------------------------------|-------|---|---------|
| E2012 | Classroom | Fair | Kitchen Cabinetry, Stock Hardwood | 72 LF | 3 | 1416547 |
|-------|-----------|------|-----------------------------------|-------|---|---------|

Van Buren Elementary School / Building D

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------|-------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 2,100 SF | 6 | 1416380 |
| B2021 | Building Exterior | Fair | Window, Wood 12 SF, 1-2 Stories | 18 | 12 | 1416549 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 12 | 12 | 1416475 |

Roofing

| | | | | | | |
|-------|------|------|------------------------------------|---|---|---------|
| B3011 | Roof | Poor | Roof, any type per man-day, Repair | 2 | 0 | 1420501 |
|-------|------|------|------------------------------------|---|---|---------|

Van Buren Elementary School / Building D

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|----------|-----------|-------------------------------|----------|-----|---------|
| B3011 | Roof | Fair | Roof, Asphalt Shingle 20-Year | 6,200 SF | 13 | 1416459 |

Interiors

| | | | | | | |
|-------|-----------------------|------|--|----------|----|---------|
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 12 | 12 | 1417669 |
| C1031 | Common area restrooms | Fair | Toilet Partitions, Metal | 2 | 10 | 1416497 |
| C3012 | Throughout | Fair | Interior Wall Finish, any surface, Prep & Paint | 5,500 SF | 5 | 1416526 |
| C3012 | Common area restrooms | Fair | Interior Wall Finish, Ceramic Tile | 320 SF | 12 | 1416502 |
| C3024 | Classroom D-4 | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 220 SF | 8 | 1416566 |
| C3024 | Common area restrooms | Fair | Interior Floor Finish, Ceramic Tile | 280 SF | 12 | 1416520 |
| C3025 | Throughout | Fair | Interior Floor Finish, Carpet Commercial Standard | 4,200 SF | 6 | 1416558 |
| C3032 | Throughout | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 3,800 SF | 13 | 1416573 |

Plumbing

| | | | | | | |
|-------|-----------------------|------|---------------------------------|---|----|---------|
| D2011 | Common area restrooms | Fair | Toilet, Commercial Water Closet | 3 | 10 | 1416484 |
| D2012 | Common area restrooms | Fair | Urinal, Standard | 2 | 12 | 1416511 |

Van Buren Elementary School / Building D

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|-----------------------|-----------|---|----------|-----|---------|
| D2014 | Common area restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 5 | 10 | 1416422 |
| D2014 | Classroom | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 4 | 10 | 1416501 |
| D2018 | Building exterior | Fair | Drinking Fountain, Outside/Site Style | 1 | 5 | 1416532 |
| D2029 | Throughout | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 4,500 SF | 10 | 1420337 |

Fire Suppression

| | | | | | | |
|-------|---------------------|----|--|----------|---|---------|
| D4019 | Throughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 4,500 SF | 4 | 1420338 |
|-------|---------------------|----|--|----------|---|---------|

HVAC

| | | | | | | |
|-------|---------------------|------|--------------------------------------|----------|----|---------|
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 4,500 SF | 15 | 1420335 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [D-4] | 1 | 12 | 1416453 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [D-1] | 1 | 12 | 1416540 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [D-2] | 1 | 12 | 1416423 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [D-2] | 1 | 12 | 1416367 |

Electrical

| | | | | | | |
|-------|-----------------|------|---|---|---|---------|
| D5012 | Electrical room | Fair | Building/Main Switchboard, 120/208 V, 400 Amp | 1 | 8 | 1416356 |
|-------|-----------------|------|---|---|---|---------|

Van Buren Elementary School / Building D

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|--|----------|-----|---------|
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 9 | 10 | 1416460 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 4,500 SF | 17 | 1420336 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 4,500 SF | 13 | 1420334 |
| Equipment/Special | | | | | | |
| E2012 | Classroom | Fair | Kitchen Cabinetry, Stock Hardwood | 48 LF | 8 | 1416545 |

Van Buren Elementary School / Building E

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|----------------|---------------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2011 | Building Exterior- soffit | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,600 SF | 6 | 1416386 |
| B2021 | Building Exterior | Fair | Window, Wood 12 SF, 1-2 Stories | 18 | 12 | 1416477 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 14 | 14 | 1416451 |
| Roofing | | | | | | |
| B3011 | Roof | Poor | Roof, any type per man-day, Repair | 1 | 0 | 1420539 |

Van Buren Elementary School / Building E

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-----------------------|------------------|--|-----------------|------------|-----------|
| B3011 | Roof | Fair | Roof, Asphalt Shingle 20-Year | 5,200 SF | 13 | 1416487 |
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 14 | 12 | 1418972 |
| C1031 | Common area restrooms | Fair | Toilet Partitions, Metal | 3 | 8 | 1416348 |
| C3012 | Throughout | Fair | Interior Wall Finish, any surface, Prep & Paint | 5,400 SF | 5 | 1416347 |
| C3012 | Common area restrooms | Fair | Interior Wall Finish, Ceramic Tile | 280 SF | 12 | 1416371 |
| C3024 | Common area restrooms | Fair | Interior Floor Finish, Ceramic Tile | 300 SF | 10 | 1416414 |
| C3025 | Throughout | Fair | Interior Floor Finish, Carpet Commercial Standard | 4,100 SF | 6 | 1416352 |
| C3032 | Throughout | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 4,200 SF | 10 | 1416320 |
| Plumbing | | | | | | |
| D2011 | Common area restrooms | Fair | Toilet, Commercial Water Closet | 3 | 10 | 1416395 |
| D2012 | Common area restrooms | Fair | Urinal, Standard | 1 | 10 | 1416507 |
| D2014 | Common area restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 5 | 10 | 1416311 |

Van Buren Elementary School / Building E

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|-------------------|-----------|---|----------|-----|---------|
| D2014 | Janitor closet | Fair | Service Sink, Wall-Hung | 1 | 15 | 1416315 |
| D2014 | Classroom | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 4 | 10 | 1416413 |
| D2018 | Building exterior | Fair | Drinking Fountain, Outside/Site Style | 1 | 6 | 1416552 |
| D2023 | Janitor closet | Fair | Water Heater, Gas, Residential, 30 to 50 GAL | 1 | 6 | 1416427 |
| D2029 | Throughout | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 4,500 SF | 10 | 1420343 |

Fire Suppression

| | | | | | | |
|-------|---------------------|----|--|----------|---|---------|
| D4019 | Throughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 4,500 SF | 4 | 1420344 |
|-------|---------------------|----|--|----------|---|---------|

HVAC

| | | | | | | |
|-------|---------------------|------|--------------------------------------|----------|----|---------|
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 4,500 SF | 15 | 1420341 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [E-2] | 1 | 12 | 1416571 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [E-3] | 1 | 12 | 1416345 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 TON [E-1] | 1 | 12 | 1416614 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 3 Ton [E-4] | 1 | 8 | 1416562 |

Electrical

| | | | | | | |
|-------|------------|------|---|----------|----|---------|
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Medium Density/Complexity | 4,500 SF | 10 | 1416433 |
|-------|------------|------|---|----------|----|---------|

Van Buren Elementary School / Building E

| UF | | | | | | | |
|------------------------------|-----------------------|------------------|---|-----------------|------------|-----------|--|
| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID | |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 4,500 SF | 17 | 1420342 | |
| Fire Alarm & Comm | | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 4,500 SF | 13 | 1420340 | |
| Equipment/Special | | | | | | | |
| E2012 | Classroom | Fair | Kitchen Cabinetry, Stock Hardwood | 48 LF | 5 | 1416346 | |
| Utilities | | | | | | | |
| G3029 | Student restroom | Poor | Sanitary Sewer Piping and Manholes, Sewer piping, Repair | 40 LF | 1 | 1447203 | |
| Follow-up Studies | | | | | | | |
| P000X | Common area restrooms | NA | Engineer, Plumbing, Video Survey, Evaluate/Report | 1 | 0 | 1420640 | |

Van Buren Elementary School / Building F

| UF | | | | | | | |
|---------------|--------------------------|------------------|---|-----------------|------------|-----------|--|
| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID | |
| Facade | | | | | | | |
| B2011 | Building Exterior-soffit | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,400 SF | 6 | 1416420 | |

Van Buren Elementary School / Building F

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|-------------------|-----------|---------------------------------|----------|-----|---------|
| B2021 | Building Exterior | Fair | Window, Wood 12 SF, 1-2 Stories | 10 | 10 | 1416620 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 8 | 18 | 1416404 |

Roofing

| | | | | | | |
|-------|------|------|-------------------------------|----------|----|---------|
| B3011 | Roof | Fair | Roof, Asphalt Shingle 20-Year | 3,700 SF | 13 | 1416436 |
|-------|------|------|-------------------------------|----------|----|---------|

Interiors

| | | | | | | |
|-------|-----------------------|------|--|----------|----|---------|
| C1021 | Building interior | Fair | Interior Door, Wood Solid-Core w/ Glazing Decorative High-End | 2 | 15 | 1416428 |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 10 | 12 | 1418973 |
| C3012 | Throughout | Fair | Interior Wall Finish, any surface, Prep & Paint | 3,800 SF | 6 | 1416482 |
| C3012 | Common area restrooms | Fair | Interior Wall Finish, Ceramic Tile | 80 SF | 15 | 1416402 |
| C3024 | Throughout | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 480 SF | 8 | 1416647 |
| C3024 | Common area restrooms | Fair | Interior Floor Finish, Ceramic Tile | 120 SF | 15 | 1416366 |
| C3025 | Throughout | Fair | Interior Floor Finish, Carpet Commercial Standard | 2,700 SF | 6 | 1416384 |
| C3032 | Throughout | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 3,100 SF | 12 | 1416554 |

Plumbing

Van Buren Elementary School / Building F

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|-----------------------|------------------|--|-----------------|------------|-----------|
| D2011 | Common area restrooms | Fair | Toilet, Commercial Water Closet | 4 | 10 | 1416542 |
| D2014 | Classroom | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 3 | 12 | 1416335 |
| D2014 | Common area restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 4 | 10 | 1416662 |
| D2018 | Building exterior | Fair | Drinking Fountain, Outside/Site Style | 1 | 5 | 1416660 |
| D2029 | Throughout | Fair | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 3,300 SF | 10 | 1420349 |
| Fire Suppression | | | | | | |
| D4019 | Throughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 3,300 SF | 4 | 1420350 |
| HVAC | | | | | | |
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 3,300 SF | 15 | 1420347 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 4 TON [No tag/plate found] | 1 | 5 | 1416393 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 4 TON [No tag/plate found] | 1 | 4 | 1416551 |
| Electrical | | | | | | |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 3 | 10 | 1416313 |

Van Buren Elementary School / Building F

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|---------------------|-----------|---|----------|-----|---------|
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 3,300 SF | 17 | 1420348 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|----------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 3,300 SF | 13 | 1420346 |
|-------|---------------------|------|--|----------|----|---------|

Equipment/Special

| | | | | | | |
|-------|------------|------|-----------------------------------|-------|---|---------|
| E2012 | Throughout | Fair | Kitchen Cabinetry, Stock Hardwood | 18 LF | 8 | 1416663 |
|-------|------------|------|-----------------------------------|-------|---|---------|

Accessibility

| | | | | | | |
|-------|-----------------------|----|---|---|---|---------|
| Z101X | Common area restrooms | NA | ADA, Door, Wider 32" Opening, Framed Wall, Modify | 4 | 0 | 1416360 |
|-------|-----------------------|----|---|---|---|---------|

Van Buren Elementary School / Building M

UF

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

Facade

| | | | | | | |
|-------|-------------------|------|---|----------|---|---------|
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 5,500 SF | 6 | 1416645 |
| B2011 | Roof | Poor | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 800 SF | 1 | 1416389 |

Van Buren Elementary School / Building M

| UF | | | | | | | |
|------------------|----------------------------------|------------------|---|-----------------|------------|-----------|--|
| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID | |
| B2011 | Building Exterior-flat roof area | Poor | Exterior Wall, Wood Clapboard Siding, 1-2 Stories | 380 SF | 1 | 1416327 | |
| B2021 | Building Exterior | Poor | Window, Wood, Repair | 8 | 0 | 1420477 | |
| B2021 | Building Exterior | Fair | Window, Wood 24 SF, 1-2 Stories | 8 | 14 | 1416570 | |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 10 | 15 | 1416363 | |
| B2034 | Commercial kitchen | Fair | Overhead Door, Residential Garage 56 SF | 1 | 12 | 1416544 | |
| Roofing | | | | | | | |
| B3011 | Flat roof | Fair | Roof, Built-Up | 2,700 SF | 18 | 1416559 | |
| B3011 | Roof | Fair | Roof, Asphalt Shingle 20-Year | 2,600 SF | 13 | 1416410 | |
| Interiors | | | | | | | |
| C1021 | Throughout | Fair | Interior Door, Wood Solid-Core | 12 | 18 | 1419200 | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 22 | 12 | 1418974 | |
| C1031 | Common area restrooms | Fair | Toilet Partitions, Metal | 3 | 10 | 1416521 | |
| C3012 | Throughout | Fair | Interior Wall Finish, any surface, Prep & Paint | 5,900 SF | 6 | 1416312 | |
| C3024 | MPR | Fair | Interior Floor Finish, Vinyl Tile (VCT) | 2,200 SF | 7 | 1416318 | |
| C3024 | Commercial kitchen | Fair | Interior Floor Finish, Ceramic Tile | 800 SF | 16 | 1416405 | |

Van Buren Elementary School / Building M

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-----------------|-----------------------|-----------|--|----------|-----|---------|
| C3024 | Common area restrooms | Fair | Interior Floor Finish, Vinyl Sheeting | 180 SF | 7 | 1416357 |
| C3025 | Throughout | Fair | Interior Floor Finish, Carpet Commercial Standard | 3,500 SF | 6 | 1416397 |
| C3032 | Throughout | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 4,200 SF | 12 | 1416564 |
| Plumbing | | | | | | |
| D2011 | Common area restrooms | Fair | Toilet, Commercial Water Closet | 3 | 14 | 1416593 |
| D2012 | Common area restrooms | Fair | Urinal, Standard | 1 | 14 | 1416648 |
| D2014 | Library | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 1 | 16 | 1416641 |
| D2014 | Commercial kitchen | Fair | Commercial Kitchen Sink, Stainless Steel, 1-Bowl | 1 | 18 | 1416603 |
| D2014 | Commercial kitchen | Fair | Commercial Kitchen Sink, Stainless Steel, 2-Bowl | 1 | 18 | 1416576 |
| D2018 | Building exterior | Fair | Drinking Fountain, Interior | 1 | 8 | 1416543 |
| D2023 | Janitor closet | Fair | Water Heater, 30 - 52 GAL | 1 | 6 | 1416656 |
| D2029 | Throughout | Fair | Plumbing System, Supply & Sanitary, Medium Density (excl fixtures) | 4,900 SF | 10 | 1420355 |

Fire Suppression

Van Buren Elementary School / Building M

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|---------------------|-----------|--|----------|-----|---------|
| D4019 | Throughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 4,900 SF | 4 | 1420356 |
| D4091 | Commercial kitchen | Fair | Fire Suppression System, Commercial Kitchen (per LF of Hood) | 6 LF | 10 | 1416353 |

HVAC

| | | | | | | |
|-------|---------------------|------|---|----------|----|---------|
| D3041 | Throughout building | Fair | HVAC System Ductwork, Medium Density | 4,900 SF | 15 | 1420353 |
| D3042 | Flat roof | Fair | Exhaust Fan, Roof or Wall Mounted, 1,001 to 2,000 CFM | 1 | 8 | 1416607 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 5 TON | 1 | 5 | 1416499 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 5 TON | 1 | 5 | 1416642 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 4 TON | 1 | 6 | 1416432 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 4 TON | 1 | 6 | 1416506 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 5 TON | 1 | 5 | 1416588 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 4 TON | 1 | 13 | 1416444 |
| D3052 | Roof | Fair | Packaged Unit (RTU), 4 TON | 1 | 12 | 1416627 |

Electrical

| | | | | | | |
|-------|-----------------|------|-------------------------------|---|----|---------|
| D5012 | Electrical room | Good | Secondary Transformer, 45 kVA | 1 | 27 | 1416569 |
| D5012 | Electrical room | Fair | Secondary Transformer, 30 kVA | 1 | 14 | 1416399 |

Van Buren Elementary School / Building M

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|---------------------|-----------|---|----------|-----|---------|
| D5012 | Electrical room | Fair | Building/Main Switchboard, 600 AMP | 1 | 20 | 1416326 |
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Medium Density/Complexity | 4,900 SF | 16 | 1416541 |
| D5029 | Throughout building | Good | Lighting System, Interior, Medium Density & Standard Fixtures | 4,900 SF | 17 | 1420354 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|----------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 4,900 SF | 13 | 1420352 |
|-------|---------------------|------|--|----------|----|---------|

Equipment/Special

| | | | | | | |
|-------|--------------------|------|--|---|----|---------|
| E1093 | Commercial kitchen | Fair | Commercial Kitchen, Range/Oven, 6-Burner | 1 | 8 | 1416580 |
| E1093 | Commercial kitchen | Fair | Commercial Kitchen, Refrigerator, 1-Door Reach-In | 1 | 6 | 1416332 |
| E1093 | Commercial kitchen | Fair | Commercial Kitchen, Salad/Sandwich Preparation Table | 1 | 10 | 1416364 |
| E1093 | Commercial kitchen | Fair | Commercial Kitchen, Freezer, 2-Door Reach-In | 1 | 8 | 1416355 |
| E1093 | Commercial kitchen | Fair | Commercial Kitchen, Refrigerator, 2-Door Reach-In | 1 | 8 | 1416342 |
| E1093 | Kitchen | Fair | Commercial Kitchen, Convection Oven, Double | 1 | 6 | 1416638 |

Van Buren Elementary School / Building M

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|--------------------|-----------|--|----------|-----|---------|
| E1093 | Commercial kitchen | Fair | Commercial Kitchen, Exhaust Hood, 3 to 6 LF | 1 | 8 | 1416556 |
| E1093 | Commercial kitchen | Fair | Commercial Kitchen, Warmer/Warming Drawers, Set of 4 | 1 | 8 | 1416597 |
| E1093 | Commercial kitchen | Fair | Commercial Kitchen, Garbage Disposal, 1 to 3 HP | 1 | 9 | 1416403 |
| E2012 | Throughout | Fair | Kitchen Cabinetry, Stock Hardwood | 38 LF | 10 | 1416530 |

Site Development

| | | | | | | |
|-------|-------------------|------|--|---|----|---------|
| G2044 | Building exterior | Fair | Signage, Property, Monument/Pylon, Replace/Install | 1 | 10 | 1416652 |
|-------|-------------------|------|--|---|----|---------|

Van Buren Elementary School / Portable P-01

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-------------------|-----------|---|----------|-----|---------|
| Structure | | | | | | |
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1416604 |
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1416429 |

Van Buren Elementary School / Portable P-01

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|-------------------|-----------|---|----------|-----|---------|
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1416623 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1416409 |

Roofing

| | | | | | | |
|-------|------|------|---------------------------|--------|----|---------|
| B3011 | Roof | Fair | Roof, Modified Bituminous | 950 SF | 13 | 1416416 |
|-------|------|------|---------------------------|--------|----|---------|

Interiors

| | | | | | | |
|-------|------------|------|--|----------|----|---------|
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419235 |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1416619 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1416529 |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1416516 |

Fire Suppression

| | | | | | | |
|-------|----------------------|----|--|--------|---|---------|
| D4019 | Thoroughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420358 |
|-------|----------------------|----|--|--------|---|---------|

HVAC

| | | | | | | |
|-------|------------------|------|------------------------|---|----|---------|
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1416596 |
|-------|------------------|------|------------------------|---|----|---------|

Electrical

Van Buren Elementary School / Portable P-01

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|--|----------|-----|---------|
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1416331 |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 1 | 10 | 1416417 |
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1416515 |
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420357 |

Van Buren Elementary School / Portable P-02

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-------------------|-----------|---|----------|-----|---------|
| Structure | | | | | | |
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1419259 |
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419254 |
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419249 |

Van Buren Elementary School / Portable P-02

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|-------------------|-----------|------------------------|----------|-----|---------|
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419253 |

Roofing

| | | | | | | |
|-------|------|------|---------------------------|--------|----|---------|
| B3011 | Roof | Fair | Roof, Modified Bituminous | 950 SF | 13 | 1419258 |
|-------|------|------|---------------------------|--------|----|---------|

Interiors

| | | | | | | |
|-------|------------|------|---|---|----|---------|
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419251 |
|-------|------------|------|---|---|----|---------|

| | | | | | | |
|-------|------------|------|------------------------------|----------|---|---------|
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419261 |
|-------|------------|------|------------------------------|----------|---|---------|

| | | | | | | |
|-------|-----------|------|---|--------|---|---------|
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419250 |
|-------|-----------|------|---|--------|---|---------|

| | | | | | | |
|-------|-----------|------|--|--------|----|---------|
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419260 |
|-------|-----------|------|--|--------|----|---------|

Fire Suppression

| | | | | | | |
|-------|----------------------|----|--|--------|---|---------|
| D4019 | Thoroughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420360 |
|-------|----------------------|----|--|--------|---|---------|

HVAC

| | | | | | | |
|-------|------------------|------|------------------------|---|----|---------|
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419255 |
|-------|------------------|------|------------------------|---|----|---------|

Electrical

| | | | | | | |
|-------|------------|------|--|--------|----|---------|
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419252 |
|-------|------------|------|--|--------|----|---------|

Van Buren Elementary School / Portable P-02

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 | 10 | 1419256 |
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419257 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|--------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420359 |
|-------|---------------------|------|--|--------|----|---------|

Van Buren Elementary School / Portable P-03

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-------------------|-----------|---|----------|-----|---------|
| Structure | | | | | | |
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1419273 |
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419268 |
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419263 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419267 |

Van Buren Elementary School / Portable P-03

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|---------------------|-----------|--|----------|-----|---------|
| Roofing | | | | | | |
| B3011 | Roof | Fair | Roof, Modified Bituminous | 950 SF | 13 | 1419272 |
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419265 |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419275 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419264 |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419274 |
| Fire Suppression | | | | | | |
| D4019 | Thorughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420362 |
| HVAC | | | | | | |
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419269 |
| Electrical | | | | | | |
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419266 |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 1 | 10 | 1419270 |

Van Buren Elementary School / Portable P-03

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|------------|-----------|--|----------|-----|---------|
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419271 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|--------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420361 |
|-------|---------------------|------|--|--------|----|---------|

Van Buren Elementary School / Portable P-04

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------|-----------|------------------------|----------|-----|---------|
| Structure | | | | | | |
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1419295 |

Facade

| | | | | | | |
|-------|-------------------|------|---|----------|----|---------|
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419290 |
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419285 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419289 |

Roofing

| | | | | | | |
|-------|------|------|-------------|--------|----|---------|
| B3011 | Roof | Good | Roof, Metal | 950 SF | 33 | 1419294 |
|-------|------|------|-------------|--------|----|---------|

Van Buren Elementary School / Portable P-04

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|----------------------|-----------|--|----------|-----|---------|
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419287 |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419297 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419286 |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419296 |
| Fire Suppression | | | | | | |
| D4019 | Thoroughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420364 |
| HVAC | | | | | | |
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419291 |
| Electrical | | | | | | |
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419288 |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 1 | 10 | 1419292 |
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419293 |

Van Buren Elementary School / Portable P-04

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|--|----------|-----|---------|
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420363 |

Van Buren Elementary School / Portable P-05

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-------------------|-----------|---|----------|-----|---------|
| Structure | | | | | | |
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1419308 |
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419303 |
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419298 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419302 |
| Roofing | | | | | | |
| B3011 | Roof | Good | Roof, Metal | 950 SF | 33 | 1419390 |
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419300 |

Van Buren Elementary School / Portable P-05

| UF | | | | | | | |
|------------------------------|----------------------|------------------|--|-----------------|------------|-----------|--|
| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID | |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419310 | |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419299 | |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419309 | |
| Fire Suppression | | | | | | | |
| D4019 | Thoroughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420366 | |
| HVAC | | | | | | | |
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419304 | |
| Electrical | | | | | | | |
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419301 | |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 1 | 10 | 1419305 | |
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419306 | |
| Fire Alarm & Comm | | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420365 | |

Van Buren Elementary School / Portable P-06

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|-------------------|-----------|---|----------|-----|---------|
| Structure | | | | | | |
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1419321 |
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419316 |
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419311 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419315 |
| Roofing | | | | | | |
| B3011 | Roof | Good | Roof, Metal | 950 SF | 33 | 1419391 |
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419313 |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419323 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419312 |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419322 |
| Fire Suppression | | | | | | |

Van Buren Elementary School / Portable P-06

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|---------------------|-----------|--|----------|-----|---------|
| D4019 | Throughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420368 |

HVAC

| | | | | | | |
|-------|------------------|------|------------------------|---|----|---------|
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419317 |
|-------|------------------|------|------------------------|---|----|---------|

Electrical

| | | | | | | |
|-------|-------------------|------|--|--------|----|---------|
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419314 |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 1 | 10 | 1419318 |
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419319 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|--------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420367 |
|-------|---------------------|------|--|--------|----|---------|

Van Buren Elementary School / Portable P-07

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|----------|-----------|------------------------|----------|-----|----|
| Structure | | | | | | |

Van Buren Elementary School / Portable P-07

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|---------------|-----------|------------------------|----------|-----|---------|
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1419334 |

Facade

| | | | | | | |
|-------|-------------------|------|---|----------|----|---------|
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419329 |
| B2011 | Building Exterior | Poor | Exterior Wall, Textured Plywood (T1-11) | 120 SF | 2 | 1416337 |
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419324 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419328 |

Roofing

| | | | | | | |
|-------|------|------|-------------|--------|----|---------|
| B3011 | Roof | Good | Roof, Metal | 950 SF | 33 | 1419392 |
|-------|------|------|-------------|--------|----|---------|

Interiors

| | | | | | | |
|-------|------------|------|--|----------|----|---------|
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419326 |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419336 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419325 |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419335 |

Fire Suppression

Van Buren Elementary School / Portable P-07

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|---------------------|-----------|--|----------|-----|---------|
| D4019 | Throughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420370 |

HVAC

| | | | | | | |
|-------|------------------|------|------------------------|---|----|---------|
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419330 |
|-------|------------------|------|------------------------|---|----|---------|

Electrical

| | | | | | | |
|-------|-------------------|------|--|--------|----|---------|
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419327 |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 1 | 10 | 1419331 |
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419332 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|--------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420369 |
|-------|---------------------|------|--|--------|----|---------|

Van Buren Elementary School / Portable P-08

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|----------|-----------|------------------------|----------|-----|----|
| Structure | | | | | | |

Van Buren Elementary School / Portable P-08

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|----------------------|-----------|--|----------|-----|---------|
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1419347 |
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419342 |
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419337 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419341 |
| Roofing | | | | | | |
| B3011 | Roof | Good | Roof, Metal | 950 SF | 33 | 1419393 |
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419339 |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419349 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419338 |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419348 |
| Fire Suppression | | | | | | |
| D4019 | Thoroughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420372 |

Van Buren Elementary School / Portable P-08

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|------------------|-----------|------------------------|----------|-----|---------|
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419343 |

HVAC

Electrical

| | | | | | | |
|-------|------------|------|--|--------|----|---------|
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419340 |
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419345 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|--------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420371 |
|-------|---------------------|------|--|--------|----|---------|

Van Buren Elementary School / Portable P-09

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|---------------|-----------|------------------------|----------|-----|---------|
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1419360 |

Structure

Facade

| | | | | | | |
|-------|-------------------|------|---|----------|---|---------|
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419355 |
|-------|-------------------|------|---|----------|---|---------|

Van Buren Elementary School / Portable P-09

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|-------------------|-----------|---|----------|-----|---------|
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419350 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419354 |

Roofing

| | | | | | | |
|-------|------|------|-------------|--------|----|---------|
| B3011 | Roof | Good | Roof, Metal | 950 SF | 33 | 1419394 |
|-------|------|------|-------------|--------|----|---------|

Interiors

| | | | | | | |
|-------|------------|------|--|----------|----|---------|
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419352 |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419362 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419351 |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419361 |

Fire Suppression

| | | | | | | |
|-------|----------------------|----|--|--------|---|---------|
| D4019 | Thoroughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420374 |
|-------|----------------------|----|--|--------|---|---------|

HVAC

| | | | | | | |
|-------|------------------|------|------------------------|---|----|---------|
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419356 |
|-------|------------------|------|------------------------|---|----|---------|

Electrical

Van Buren Elementary School / Portable P-09

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|------------|-----------|--|----------|-----|---------|
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419353 |
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419358 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|--------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420373 |
|-------|---------------------|------|--|--------|----|---------|

Van Buren Elementary School / Portable P-10

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-------------------|-----------|---|----------|-----|---------|
| Structure | | | | | | |
| B1015 | Main entrance | Fair | Exterior Stairs, Wood | 110 SF | 6 | 1419373 |
| Facade | | | | | | |
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419368 |
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419363 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419367 |

Van Buren Elementary School / Portable P-10

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|----------------------|-----------|--|----------|-----|---------|
| Roofing | | | | | | |
| B3011 | Roof | Good | Roof, Metal | 950 SF | 33 | 1419395 |
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419365 |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419375 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419364 |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419374 |
| Fire Suppression | | | | | | |
| D4019 | Thoroughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420376 |
| HVAC | | | | | | |
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419369 |
| Electrical | | | | | | |
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419366 |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 1 | 10 | 1419370 |

Van Buren Elementary School / Portable P-10

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|------------|-----------|--|----------|-----|---------|
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419371 |

Fire Alarm & Comm

| | | | | | | |
|-------|---------------------|------|--|--------|----|---------|
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420375 |
|-------|---------------------|------|--|--------|----|---------|

Van Buren Elementary School / Portable P-11

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------|-----------|------------------------|----------|-----|---------|
| Structure | | | | | | |
| B1015 | Main entrance | Poor | Exterior Stairs, Wood | 110 SF | 1 | 1419386 |

Facade

| | | | | | | |
|-------|-------------------|------|---|----------|----|---------|
| B2011 | Building Exterior | Fair | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 1,300 SF | 5 | 1419381 |
| B2021 | Building Exterior | Fair | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories | 2 | 15 | 1419376 |
| B2032 | Building Exterior | Fair | Exterior Door, Steel | 1 | 18 | 1419380 |

Roofing

| | | | | | | |
|-------|------|------|-------------|--------|----|---------|
| B3011 | Roof | Good | Roof, Metal | 950 SF | 33 | 1419396 |
|-------|------|------|-------------|--------|----|---------|

Van Buren Elementary School / Portable P-11

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|----------------------|-----------|--|----------|-----|---------|
| Interiors | | | | | | |
| C1023 | Throughout | Fair | Door Hardware System, School (per Door) | 1 | 12 | 1419378 |
| C3012 | Throughout | Fair | Interior Wall Finish, Fabric | 1,300 SF | 8 | 1419388 |
| C3025 | Classroom | Fair | Interior Floor Finish, Carpet Commercial Standard | 875 SF | 5 | 1419377 |
| C3032 | Classroom | Fair | Interior Ceiling Finish, Suspended Acoustical Tile (ACT) | 875 SF | 13 | 1419387 |
| Fire Suppression | | | | | | |
| D4019 | Thoroughout building | NA | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 875 SF | 4 | 1420378 |
| HVAC | | | | | | |
| D3052 | Rear of building | Fair | Heat Pump, 2.5 - 3 TON | 1 | 10 | 1419382 |
| Electrical | | | | | | |
| D5019 | Throughout | Fair | Full Electrical System Upgrade, Low Density/Complexity | 875 SF | 18 | 1419379 |
| D5022 | Building exterior | Fair | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 1 | 10 | 1419383 |
| D5029 | Throughout | Good | Lighting System, Interior, Low Density & Standard Fixtures | 875 SF | 17 | 1419384 |

Van Buren Elementary School / Portable P-11

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|---------------------|-----------|--|----------|-----|---------|
| Fire Alarm & Comm | | | | | | |
| D5037 | Throughout building | Fair | Fire Alarm System, Standard Addressable, Upgrade | 875 SF | 13 | 1420377 |

Van Buren Elementary School / Site

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-----------------------------------|-----------|--|----------|-----|---------|
| Structure | | | | | | |
| B1021 | Lunch shelter | Good | Roof Structure, Flat, Metal Deck over Steel Beams | 1,400 SF | 55 | 1416495 |
| Roofing | | | | | | |
| B3011 | Roof-walkway | Fair | Roof, Built-Up | 2,800 SF | 18 | 1416401 |
| Plumbing | | | | | | |
| D2018 | Playground | Fair | Drinking Fountain, Outside/Site Style | 1 | 4 | 1416447 |
| D2021 | Site | Fair | Backflow Preventer, Domestic, 8" | 1 | 14 | 1416618 |
| D2021 | Site- adjacent to trash enclosure | Good | Backflow Preventer, Domestic, 6" | 1 | 29 | 1416439 |
| D2021 | Playground | Fair | Backflow Preventer, Domestic, 3" | 1 | 12 | 1416322 |
| D2023 | Site | Good | Domestic Booster Pump Station, Duplex Mounted, 5 HP Motors | 1 | 24 | 1416550 |

Van Buren Elementary School / Site

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------|-------------------------------|-----------|--|-----------|-----|---------|
| Electrical | | | | | | |
| D5012 | Site- adjacent to portables | Fair | Secondary Transformer, 112.5 kVA | 1 | 15 | 1416338 |
| D5012 | Site electrical building | Fair | Building/Main Switchboard, 400 AMP | 1 | 4 | 1416611 |
| Fire Alarm & Comm | | | | | | |
| D5032 | Site | Fair | Public Address/Announcement (PA) System, Facility Wide | 38,780 SF | 10 | 1416610 |
| Pavement | | | | | | |
| G2022 | Parking lot | Fair | Parking Lots, Asphalt Pavement, Seal & Stripe | 56,000 SF | 3 | 1416599 |
| G2022 | Parking lot | Fair | Parking Lots, Asphalt Pavement, Mill & Overlay | 56,000 SF | 13 | 1416650 |
| G2031 | Site- kindergarten playground | Good | Pedestrian Pavement, Sidewalk, Concrete Large Areas | 4,500 SF | 38 | 1416609 |
| G2031 | Sidewalk | Fair | Pedestrian Pavement, Sidewalk, Concrete Large Areas | 32,000 SF | 24 | 1416372 |
| Site Development | | | | | | |
| G2041 | Site | Fair | Fences & Gates, Metal Tube, 4' High | 330 LF | 20 | 1416408 |
| G2041 | Site | Fair | Fences & Gates, Wrought Iron, 6' High | 480 LF | 22 | 1416615 |

Van Buren Elementary School / Site

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|----------------------|----------------------------|------------------|--|-----------------|------------|-----------|
| G2041 | Site | Fair | Fences & Gates, Chain Link, 8' High | 1,750 LF | 18 | 1416361 |
| G2047 | Playground- Bldg. F | Good | Play Structure, Small | 1 | 3 | 1416653 |
| G2047 | Playground-Bldg. F | Good | Play Structure, Swing Set only, 4 Seats | 1 | 3 | 1416578 |
| G2047 | Playground-Bldg. F | Good | Play Surfaces & Sports Courts, Poured-in-place Rubber | 3,000 SF | 3 | 1416437 |
| G2047 | Playground | Fair | Play Surfaces & Sports Courts, Asphalt, Seal & Stripe | 65,000 SF | 3 | 1416634 |
| G2047 | Playground- north | Good | Play Surfaces & Sports Courts, Poured-in-place Rubber | 2,700 SF | 3 | 1416568 |
| G2047 | Playground | Fair | Play Surfaces & Sports Courts, Asphalt, Mill & Overlay | 65,000 SF | 13 | 1416351 |
| G2047 | Playground | Fair | Sports Apparatus, Basketball Backstop | 8 | 12 | 1416533 |
| G2047 | Playground | Good | Play Structure, Medium | 1 | 3 | 1416637 |
| G2049 | Site- trash enclosure area | Poor | Dumpster Accessories, Concrete Pad | 340 SF | 1 | 1416324 |
| Landscaping | | | | | | |
| G2057 | Landscaping | Fair | Irrigation System, Replace/Install | 230,000 SF | 14 | 1416450 |
| G2057 | Landscaping | Poor | Irrigation System, Replace/Install | 25,000 SF | 2 | 1420394 |
| Site Lighting | | | | | | |

Van Buren Elementary School / Site

UF

| Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------|----------|-----------|---|----------|-----|---------|
| G4021 | Site | Fair | Site Pole Light, 20' High, 400 W (LED Lamp Replacement) | 6 | 12 | 1416323 |

Accessibility

| | | | | | | |
|-------|------|----|--|---|---|---------|
| Z106X | Site | NA | ADA, Parking, Signage, Pole-Mounted, Install | 2 | 0 | 1416646 |
|-------|------|----|--|---|---|---------|

Appendix E: Replacement Reserves

| 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 |
|--|----------------------|---------|---|----------------|------|-----|----------|------|-------------|----------|------|------|---------|---------|---------|----------|---------|------|---------|---------|---------|------|---------|----------|------|----------|---------|----------|----------|------|-------|----------------------------|
| B2032 | Building Exterior | 1419328 | Exterior Door, Steel, Replace | 40 | 22 | 18 | 1 | EA | \$664.20 | \$664 | | | | | | | | | | | | | | | | | | | | | \$664 | \$664 |
| C1023 | Throughout | 1419326 | Door Hardware System, School (per Door), Replace | 30 | 18 | 12 | 1 | EA | \$442.80 | \$443 | | | | | | | | | | | | | \$443 | | | | | | | | | \$443 |
| C3012 | Throughout | 1419336 | Interior Wall Finish, Fabric, Replace | 15 | 7 | 8 | 1300 | SF | \$2.21 | \$2,878 | | | | | | | | | | \$2,878 | | | | | | | | | | | | \$2,878 |
| C3025 | Classroom | 1419325 | Interior Floor Finish, Carpet Commercial Standard, Replace | 10 | 5 | 5 | 875 | SF | \$8.30 | \$7,265 | | | | | \$7,265 | | | | | | | | | | | | \$7,265 | | | | | \$14,529 |
| C3032 | Classroom | 1419335 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 12 | 13 | 875 | SF | \$3.87 | \$3,390 | | | | | | | | | | | | | \$3,390 | | | | | | | | | \$3,390 |
| D3052 | Rear of building | 1419330 | Heat Pump, 2.5 - 3 TON, Replace | 20 | 10 | 10 | 1 | EA | \$4,870.80 | \$4,871 | | | | | | | | | | | \$4,871 | | | | | | | | | | | \$4,871 |
| D4019 | Thoroughout building | 1420370 | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 40 | 36 | 4 | 875 | SF | \$5.54 | \$4,843 | | | | \$4,843 | | | | | | | | | | | | | | | | | | \$4,843 |
| D5019 | Throughout | 1419327 | Full Electrical System Upgrade, Low Density/Complexity, Replace | 40 | 22 | 18 | 875 | SF | \$14.39 | \$12,592 | | | | | | | | | | | | | | | | | | \$12,592 | | | | \$12,592 |
| D5022 | Building exterior | 1419331 | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace | 20 | 10 | 10 | 1 | EA | \$232.47 | \$232 | | | | | | | | | | | \$232 | | | | | | | | | | | \$232 |
| D5029 | Throughout | 1419332 | Lighting System, Interior, Low Density & Standard Fixtures, Replace | 20 | 3 | 17 | 875 | SF | \$6.64 | \$5,812 | | | | | | | | | | | | | | | | | \$5,812 | | | | | \$5,812 |
| D5037 | Throughout building | 1420369 | Fire Alarm System, Standard Addressable, Upgrade | 20 | 7 | 13 | 875 | SF | \$4.43 | \$3,875 | | | | | | | | | | | | | \$3,875 | | | | | | | | | \$3,875 |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$0 | \$1,661 | \$0 | \$4,843 | \$11,582 | \$4,871 | \$0 | \$2,878 | \$0 | \$5,103 | \$0 | \$443 | \$7,265 | \$0 | \$13,685 | \$0 | \$5,812 | \$13,256 | \$0 | \$0 | \$71,399 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$0 | \$1,762 | \$0 | \$5,451 | \$13,427 | \$5,816 | \$0 | \$3,646 | \$0 | \$6,858 | \$0 | \$631 | \$10,668 | \$0 | \$21,321 | \$0 | \$9,606 | \$22,568 | \$0 | \$0 | \$101,755 |

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

Van Buren Elementary School / Portable P-08

| 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 | |
|--|----------------------|---------|--|----------------|------|-----|----------|------|-------------|----------|------|------|------|---------|---------|----------|---------|------|---------|------|---------|------|---------|----------|---------|----------|----------|---------|----------|------|------|----------------------------|---------|
| B1015 | Main entrance | 1419347 | Exterior Stairs, Wood, Replace | 15 | 9 | 6 | 110 | SF | \$44.28 | \$4,871 | | | | | | | \$4,871 | | | | | | | | | | | | | | | \$4,871 | |
| B2011 | Building Exterior | 1419342 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 5 | 5 | 1300 | SF | \$3.32 | \$4,317 | | | | | \$4,317 | | | | | | | | | | \$4,317 | | | | | | | | \$8,635 |
| B2021 | Building Exterior | 1419337 | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace | 30 | 15 | 15 | 2 | EA | \$1,051.65 | \$2,103 | | | | | | | | | | | | | | \$2,103 | | | | | | | | | \$2,103 |
| B2032 | Building Exterior | 1419341 | Exterior Door, Steel, Replace | 40 | 22 | 18 | 1 | EA | \$664.20 | \$664 | | | | | | | | | | | | | | | | | | \$664 | | | | \$664 | |
| C1023 | Throughout | 1419339 | Door Hardware System, School (per Door), Replace | 30 | 18 | 12 | 1 | EA | \$442.80 | \$443 | | | | | | | | | | | | | \$443 | | | | | | | | | \$443 | |
| C3012 | Throughout | 1419349 | Interior Wall Finish, Fabric, Replace | 15 | 7 | 8 | 1300 | SF | \$2.21 | \$2,878 | | | | | | | | | \$2,878 | | | | | | | | | | | | | \$2,878 | |
| C3025 | Classroom | 1419338 | Interior Floor Finish, Carpet Commercial Standard, Replace | 10 | 5 | 5 | 875 | SF | \$8.30 | \$7,265 | | | | | \$7,265 | | | | | | | | | | | \$7,265 | | | | | | \$14,529 | |
| C3032 | Classroom | 1419348 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 12 | 13 | 875 | SF | \$3.87 | \$3,390 | | | | | | | | | | | | | \$3,390 | | | | | | | | | \$3,390 | |
| D3052 | Rear of building | 1419343 | Heat Pump, 2.5 - 3 TON, Replace | 20 | 10 | 10 | 1 | EA | \$4,870.80 | \$4,871 | | | | | | | | | | | \$4,871 | | | | | | | | | | | \$4,871 | |
| D4019 | Thoroughout building | 1420372 | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 40 | 36 | 4 | 875 | SF | \$5.54 | \$4,843 | | | | \$4,843 | | | | | | | | | | | | | | | | | | \$4,843 | |
| D5019 | Throughout | 1419340 | Full Electrical System Upgrade, Low Density/Complexity, Replace | 40 | 22 | 18 | 875 | SF | \$14.39 | \$12,592 | | | | | | | | | | | | | | | | | \$12,592 | | | | | \$12,592 | |
| D5029 | Throughout | 1419345 | Lighting System, Interior, Low Density & Standard Fixtures, Replace | 20 | 3 | 17 | 875 | SF | \$6.64 | \$5,812 | | | | | | | | | | | | | | | | | \$5,812 | | | | | \$5,812 | |
| D5037 | Throughout building | 1420371 | Fire Alarm System, Standard Addressable, Upgrade | 20 | 7 | 13 | 875 | SF | \$4.43 | \$3,875 | | | | | | | | | | | | | \$3,875 | | | | | | | | | \$3,875 | |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$4,843 | \$11,582 | \$4,871 | \$0 | \$2,878 | \$0 | \$4,871 | \$0 | \$443 | \$7,265 | \$0 | \$13,685 | \$0 | \$5,812 | \$13,256 | \$0 | \$0 | \$69,506 | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$5,451 | \$13,427 | \$5,816 | \$0 | \$3,646 | \$0 | \$6,546 | \$0 | \$631 | \$10,668 | \$0 | \$21,321 | \$0 | \$9,606 | \$22,568 | \$0 | \$0 | \$99,681 | |

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

Van Buren Elementary School / Portable P-09

| 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 | |
|--|----------------------|---------|--|----------------|------|-----|----------|------|-------------|----------|------|------|------|---------|---------|----------|---------|------|---------|------|---------|------|---------|----------|---------|----------|----------|---------|----------|------|------|----------------------------|---------|
| B1015 | Main entrance | 1419360 | Exterior Stairs, Wood, Replace | 15 | 9 | 6 | 110 | SF | \$44.28 | \$4,871 | | | | | | \$4,871 | | | | | | | | | | | | | | | | \$4,871 | |
| B2011 | Building Exterior | 1419355 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 10 | 5 | 5 | 1300 | SF | \$3.32 | \$4,317 | | | | | \$4,317 | | | | | | | | | | \$4,317 | | | | | | | | \$8,635 |
| B2021 | Building Exterior | 1419350 | Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace | 30 | 15 | 15 | 2 | EA | \$1,051.65 | \$2,103 | | | | | | | | | | | | | | \$2,103 | | | | | | | | | \$2,103 |
| B2032 | Building Exterior | 1419354 | Exterior Door, Steel, Replace | 40 | 22 | 18 | 1 | EA | \$664.20 | \$664 | | | | | | | | | | | | | | | | | | \$664 | | | | \$664 | |
| C1023 | Throughout | 1419352 | Door Hardware System, School (per Door), Replace | 30 | 18 | 12 | 1 | EA | \$442.80 | \$443 | | | | | | | | | | | | | \$443 | | | | | | | | | \$443 | |
| C3012 | Throughout | 1419362 | Interior Wall Finish, Fabric, Replace | 15 | 7 | 8 | 1300 | SF | \$2.21 | \$2,878 | | | | | | | | | \$2,878 | | | | | | | | | | | | | \$2,878 | |
| C3025 | Classroom | 1419351 | Interior Floor Finish, Carpet Commercial Standard, Replace | 10 | 5 | 5 | 875 | SF | \$8.30 | \$7,265 | | | | | \$7,265 | | | | | | | | | | | \$7,265 | | | | | | \$14,529 | |
| C3032 | Classroom | 1419361 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 25 | 12 | 13 | 875 | SF | \$3.87 | \$3,390 | | | | | | | | | | | | | \$3,390 | | | | | | | | | \$3,390 | |
| D3052 | Rear of building | 1419356 | Heat Pump, 2.5 - 3 TON, Replace | 20 | 10 | 10 | 1 | EA | \$4,870.80 | \$4,871 | | | | | | | | | | | \$4,871 | | | | | | | | | | | \$4,871 | |
| D4019 | Thoroughout building | 1420374 | Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate | 40 | 36 | 4 | 875 | SF | \$5.54 | \$4,843 | | | | \$4,843 | | | | | | | | | | | | | | | | | | \$4,843 | |
| D5019 | Throughout | 1419353 | Full Electrical System Upgrade, Low Density/Complexity, Replace | 40 | 22 | 18 | 875 | SF | \$14.39 | \$12,592 | | | | | | | | | | | | | | | | | \$12,592 | | | | | \$12,592 | |
| D5029 | Throughout | 1419358 | Lighting System, Interior, Low Density & Standard Fixtures, Replace | 20 | 3 | 17 | 875 | SF | \$6.64 | \$5,812 | | | | | | | | | | | | | | | | | \$5,812 | | | | | \$5,812 | |
| D5037 | Throughout building | 1420373 | Fire Alarm System, Standard Addressable, Upgrade | 20 | 7 | 13 | 875 | SF | \$4.43 | \$3,875 | | | | | | | | | | | | | \$3,875 | | | | | | | | | \$3,875 | |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$4,843 | \$11,582 | \$4,871 | \$0 | \$2,878 | \$0 | \$4,871 | \$0 | \$443 | \$7,265 | \$0 | \$13,685 | \$0 | \$5,812 | \$13,256 | \$0 | \$0 | \$69,506 | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$5,451 | \$13,427 | \$5,816 | \$0 | \$3,646 | \$0 | \$6,546 | \$0 | \$631 | \$10,668 | \$0 | \$21,321 | \$0 | \$9,606 | \$22,568 | \$0 | \$0 | \$99,681 | |

| 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 | |
|--|----------------------------|---------|--|----------------|------|-----|----------|------|-------------|-----------|---------|---------|-----------|-----------|----------|------|------|------|----------|------|----------|------|-----------|-----------|-------------|----------|----------|----------|-----------|---------|----------|----------------------------|-----------|
| G2022 | Parking lot | 1416599 | Parking Lots, Asphalt Pavement, Seal & Stripe | 5 | 2 | 3 | 56000 | SF | \$0.50 | \$27,896 | | | | \$27,896 | | | | | \$27,896 | | | | | \$27,896 | | | | \$27,896 | | | | \$111,586 | |
| G2022 | Parking lot | 1416650 | Parking Lots, Asphalt Pavement, Mill & Overlay | 25 | 12 | 13 | 56000 | SF | \$3.87 | \$216,972 | | | | | | | | | | | | | \$216,972 | | | | | | | | | \$216,972 | |
| G2041 | Site | 1416361 | Fences & Gates, Chain Link, 8' High, Replace | 40 | 22 | 18 | 1750 | LF | \$27.68 | \$48,431 | | | | | | | | | | | | | | | | | \$48,431 | | | | \$48,431 | | |
| G2041 | Site | 1416408 | Fences & Gates, Metal Tube, 4' High, Replace | 40 | 20 | 20 | 330 | LF | \$37.64 | \$12,421 | | | | | | | | | | | | | | | | | | | \$12,421 | | \$12,421 | | |
| G2047 | Playground- Bldg. F | 1416653 | Play Structure, Small, Replace | 20 | 17 | 3 | 1 | EA | \$11,070.00 | \$11,070 | | | | \$11,070 | | | | | | | | | | | | | | | | | | \$11,070 | |
| G2047 | Playground-Bldg. F | 1416578 | Play Structure, Swing Set only, 4 Seats, Replace | 20 | 17 | 3 | 1 | EA | \$2,767.50 | \$2,768 | | | | \$2,768 | | | | | | | | | | | | | | | | | | | \$2,768 |
| G2047 | Playground-Bldg. F | 1416437 | Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace | 20 | 17 | 3 | 3000 | SF | \$23.25 | \$69,741 | | | | \$69,741 | | | | | | | | | | | | | | | | | | | \$69,741 |
| G2047 | Playground | 1416634 | Play Surfaces & Sports Courts, Asphalt, Seal & Stripe | 5 | 2 | 3 | 65000 | SF | \$0.50 | \$32,308 | | | | \$32,308 | | | | | \$32,308 | | | | | \$32,308 | | | | \$32,308 | | | | | \$129,231 |
| G2047 | Playground- north | 1416568 | Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace | 20 | 17 | 3 | 2700 | SF | \$23.25 | \$62,767 | | | | \$62,767 | | | | | | | | | | | | | | | | | | | \$62,767 |
| G2047 | Playground | 1416637 | Play Structure, Medium, Replace | 20 | 17 | 3 | 1 | EA | \$22,140.00 | \$22,140 | | | | \$22,140 | | | | | | | | | | | | | | | | | | | \$22,140 |
| G2047 | Playground | 1416533 | Sports Apparatus, Basketball Backstop, Replace | 25 | 13 | 12 | 8 | EA | \$10,516.50 | \$84,132 | | | | | | | | | | | | | \$84,132 | | | | | | | | | | \$84,132 |
| G2047 | Playground | 1416351 | Play Surfaces & Sports Courts, Asphalt, Mill & Overlay | 25 | 12 | 13 | 65000 | SF | \$3.87 | \$251,843 | | | | | | | | | | | | | \$251,843 | | | | | | | | | | \$251,843 |
| G2049 | Site- trash enclosure area | 1416324 | Dumpster Accessories, Concrete Pad, Replace | 50 | 49 | 1 | 340 | SF | \$16.61 | \$5,646 | | \$5,646 | | | | | | | | | | | | | | | | | | | | | \$5,646 |
| G2057 | Landscaping | 1420394 | Irrigation System, , Replace/Install | 25 | 23 | 2 | 25000 | SF | \$3.87 | \$96,863 | | | \$96,863 | | | | | | | | | | | | | | | | | | | | \$96,863 |
| G2057 | Landscaping | 1416450 | Irrigation System, , Replace/Install | 25 | 11 | 14 | 230000 | SF | \$3.87 | \$891,135 | | | | | | | | | | | | | \$891,135 | | | | | | | | | | \$891,135 |
| G4021 | Site | 1416323 | Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Replace | 20 | 8 | 12 | 6 | EA | \$4,428.00 | \$26,568 | | | | | | | | | | | | | \$26,568 | | | | | | | | | | \$26,568 |
| Z106X | Site | 1416646 | ADA, Parking, Signage, Pole-Mounted, Install | 0 | 0 | 0 | 2 | EA | \$611.06 | \$1,222 | \$1,222 | | | | | | | | | | | | | | | | | | | | | | \$1,222 |
| Totals, Unescalated | | | | | | | | | | | \$1,222 | \$5,646 | \$96,863 | \$228,690 | \$48,265 | \$0 | \$0 | \$0 | \$60,204 | \$0 | \$70,834 | \$0 | \$116,456 | \$529,019 | \$907,076 | \$17,712 | \$0 | \$0 | \$152,030 | \$3,985 | \$12,421 | \$2,250,421 | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$1,222 | \$5,815 | \$102,761 | \$249,895 | \$54,323 | \$0 | \$0 | \$0 | \$76,265 | \$0 | \$95,194 | \$0 | \$166,039 | \$776,882 | \$1,372,034 | \$27,595 | \$0 | \$0 | \$258,821 | \$6,988 | \$22,433 | \$3,216,267 | |

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

Appendix F: Equipment Inventory List

D20 PLUMBING

| Index ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|----------|---------|-----------|----------|--|-----------------------------------|--------------------|--------------------|--------------------|--------------|---------|-----|
| 1 | 1416322 | D2021 | | Van Buren Elementary School / Site | Playground | No tag/plate found | No tag/plate found | No tag/plate found | | | |
| 2 | 1416439 | D2021 | | Van Buren Elementary School / Site | Site- adjacent to trash enclosure | No tag/plate found | No tag/plate found | No tag/plate found | 2018 | | |
| 3 | 1416618 | D2021 | | Van Buren Elementary School / Site | Site | No tag/plate found | No tag/plate found | No tag/plate found | | | |
| 4 | 1416550 | D2023 | 5 HP | Van Buren Elementary School / Site | Site | Inaccessible | Inaccessible | Inaccessible | 2018 | | |
| 5 | 1416553 | D2023 | 30 GAL | Van Buren Elementary School / Building C | Janitor closet | State | PRV30 | 889251314 | | | |
| 6 | 1416656 | D2023 | 50 GAL | Van Buren Elementary School / Building M | Janitor closet | A. O. Smith | DRE 52 920 | 0842M001419 | 2008 | | |
| 7 | 1416427 | D2023 | 30 GAL | Van Buren Elementary School / Building E | Janitor closet | American Standard | Illegible | Illegible | | | |

D30 HVAC

| Index ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|----------|---------|-----------|----------|---|------------------|--------------------|--------------------|--------------------|--------------|---------|-----|
| 1 | 1416485 | D3042 | 500 CFM | Van Buren Elementary School / Building C | Roof | No tag/plate found | No tag/plate found | No tag/plate found | | | |
| 2 | 1416452 | D3042 | 500 CFM | Van Buren Elementary School / Building B | Building B | No tag/plate found | No tag/plate found | No tag/plate found | | | |
| 3 | 1416607 | D3042 | 1500 CFM | Van Buren Elementary School / Building M | Flat roof | No tag/plate found | No tag/plate found | No tag/plate found | | | |
| 4 | 1419330 | D3052 | 3 TON | Van Buren Elementary School / Portable P-07 | Rear of building | Illegible | Illegible | Illegible | | | |
| 5 | 1419255 | D3052 | 3 TON | Van Buren Elementary School / Portable P-02 | Rear of building | Bard | W36H2-A05VP4XXX | 309D143117993-02 | | | |
| 6 | 1416596 | D3052 | 3 TON | Van Buren Elementary School / Portable P-01 | Rear of building | Bard | W36H2-A05VP4XXX | 309D143117994-02 | | | |
| 7 | 1419369 | D3052 | 3 TON | Van Buren Elementary School / Portable P-10 | Rear of building | Bard | W36H2-A05VP4XXX | 309D143117948-02 | | | |
| 8 | 1419317 | D3052 | 3 TON | Van Buren Elementary School / Portable P-06 | Rear of building | Illegible | Illegible | Illegible | | | |
| 9 | 1419269 | D3052 | 3 TON | Van Buren Elementary School / Portable P-03 | Rear of building | Bard | No tag/plate found | No tag/plate found | | | |
| 10 | 1419356 | D3052 | 3 TON | Van Buren Elementary School / Portable P-09 | Rear of building | Bard | W36H2-A05VP4XXX | 309D143117447-02 | | | |

| | | | | | | | | | | |
|----|---------|-------|---------------------------|-------|---|------------------|--------------------|--------------------|--------------------|------|
| 11 | 1419304 | D3052 | Heat Pump | 3 TON | Van Buren Elementary School / Portable P-05 | Rear of building | Bard | W36H2-A05VP4XXX | 309D143117125-02 | |
| 12 | 1419343 | D3052 | Heat Pump | 3 TON | Van Buren Elementary School / Portable P-08 | Rear of building | Bard | W36H2-A05VP4XXX | 309D143117449-02 | |
| 13 | 1419382 | D3052 | Heat Pump | 3 TON | Van Buren Elementary School / Portable P-11 | Rear of building | Bard | W36H2-A05VP4XXX | 309D143117467-02 | |
| 14 | 1419291 | D3052 | Heat Pump | 3 TON | Van Buren Elementary School / Portable P-04 | Rear of building | Bard | No tag/plate found | No tag/plate found | |
| 15 | 1416350 | D3052 | Packaged Unit (RTU) | 3 TON | Van Buren Elementary School / Building A | Roof | Trane | 4YCC3036A1064AB | 10035K309H | 2003 |
| 16 | 1416432 | D3052 | Packaged Unit (RTU) | 4 TON | Van Buren Elementary School / Building M | Roof | Illegible | Illegible | Illegible | |
| 17 | 1416506 | D3052 | Packaged Unit (RTU) | 4 TON | Van Buren Elementary School / Building M | Roof | Illegible | Illegible | Illegible | |
| 18 | 1416444 | D3052 | Packaged Unit (RTU) | 4 TON | Van Buren Elementary School / Building M | Roof | Trane | 4Y CZ6048A1096BA | 120711499L | 2012 |
| 19 | 1416421 | D3052 | Packaged Unit (RTU) | 4 TON | Van Buren Elementary School / Building A | Roof | Amana | PGB48C0902E | 0011137217 | |
| 20 | 1416627 | D3052 | Packaged Unit (RTU) | 4 TON | Van Buren Elementary School / Building M | Roof | Trane | 4Y CZ6048A4096CA | 11265GP29H | 2011 |
| 21 | 1416499 | D3052 | Packaged Unit (RTU) | 5 TON | Van Buren Elementary School / Building M | Roof | No tag/plate found | D2NA060N06546D | NFMM069116 | 2004 |
| 22 | 1416642 | D3052 | Packaged Unit (RTU) | 5 TON | Van Buren Elementary School / Building M | Roof | No tag/plate found | D2NA060N06546d | NFMM064388 | 2004 |
| 23 | 1416588 | D3052 | Packaged Unit (RTU) | 5 TON | Van Buren Elementary School / Building M | Roof | No tag/plate found | D3NZ060N06546NXA | NFMM065441 | 2004 |
| 24 | 1416579 | D3052 | Packaged Unit (RTU) [B-1] | 3 TON | Van Buren Elementary School / Building B | Roof | Trane | 4Y CZ6036A1075BA | 11284G709H | |
| 25 | 1416473 | D3052 | Packaged Unit (RTU) [B-2] | 3 TON | Van Buren Elementary School / Building B | Roof | Trane | 4Y CZ6036A1075BA | 112111JGA9H | 2011 |
| 26 | 1416602 | D3052 | Packaged Unit (RTU) [B-3] | 3 TON | Van Buren Elementary School / Building B | Roof | Trane | 4Y CZ6036A1075BA | 11284G679H | 2011 |
| 27 | 1416586 | D3052 | Packaged Unit (RTU) [B-4] | 3 TON | Van Buren Elementary School / Building B | Roof | Trane | 4Y CZ6036A1075BA | 11284G679H | 2011 |
| 28 | 1416612 | D3052 | Packaged Unit (RTU) [C-2] | 3 TON | Van Buren Elementary School / Building C | Roof | Trane | 4Y CZ6036A1075BA | 11261JEU9H | 2011 |
| 29 | 1416595 | D3052 | Packaged Unit (RTU) [C-3] | 3 TON | Van Buren Elementary School / Building C | Roof | Trane | 4Y CZ6036A1075BA | 11261JD49H | 2001 |
| 30 | 1416445 | D3052 | Packaged Unit (RTU) [C-4] | 3 TON | Van Buren Elementary School / Building C | Roof | Trane | 4Y CZ6036A1075BA | 11212F3D9H | 2011 |
| 31 | 1416411 | D3052 | Packaged Unit (RTU) [C-4] | 3 TON | Van Buren Elementary School / Building C | Roof | Trane | 4Y CZ6036A1075BA | 11212F3K9H | 2011 |
| 32 | 1416540 | D3052 | Packaged Unit (RTU) [D-1] | 3 TON | Van Buren Elementary School / Building D | Roof | Trane | 4YCC3036A1075AA | 7433WE89H | 2011 |

| | | | | | | | | | | |
|----|---------|-------|----------------------------------|-------|--|------|-------------------|-----------------|------------|------|
| 33 | 1416423 | D3052 | Packaged Unit (RTU) [D-2] | 3 TON | Van Buren Elementary School / Building D | Roof | Trane | 4YCZ6036A1075BA | 11261JEJ9H | 2011 |
| 34 | 1416367 | D3052 | Packaged Unit (RTU) [D-2] | 3 TON | Van Buren Elementary School / Building D | Roof | Trane | 4YCZ6036A1075BA | 11284G7B9H | 2011 |
| 35 | 1416453 | D3052 | Packaged Unit (RTU) [D-4] | 3 TON | Van Buren Elementary School / Building D | Roof | Trane | 4YCZ6036A1075BA | 11284G7T9H | 2011 |
| 36 | 1416614 | D3052 | Packaged Unit (RTU) [E-1] | 3 TON | Van Buren Elementary School / Building E | Roof | Trane | 4YCZ6036A1075BA | 11204HG09H | 2011 |
| 37 | 1416571 | D3052 | Packaged Unit (RTU) [E-2] | 3 TON | Van Buren Elementary School / Building E | Roof | Trane | 4YCZ6036A1075BA | 11335JCK9H | 2011 |
| 38 | 1416345 | D3052 | Packaged Unit (RTU) [E-3] | 3 TON | Van Buren Elementary School / Building E | Roof | Trane | 4YCZ6036A1075BA | 11211JGS9H | 2011 |
| 39 | 1416562 | D3052 | Packaged Unit (RTU) [E-4] | 3 TON | Van Buren Elementary School / Building E | Roof | American Standard | 4YCC3036A1075AA | 74222JC9H | 2007 |
| 40 | 1416393 | D3052 | Packaged Unit (RTU) | 4 TON | Van Buren Elementary School / Building F | Roof | American Standard | YCP048F1HOAC | 4494X802H | 2004 |
| 41 | 1416551 | D3052 | Packaged Unit (RTU) | 4 TON | Van Buren Elementary School / Building F | Roof | American Standard | YCP048F1HOAC | 3412NN72H | 2003 |

D50 ELECTRICAL

| Index ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|----------|---------|-----------|----------------------------------|-----------|---|-----------------------------|------------|-----------------------|--------------------|---------|-----|
| 1 | 1416356 | D5012 | Building/Main Switchboard | 400 AMP | Van Buren Elementary School / Building D | Electrical room | Zinsco | | | | |
| 2 | 1416611 | D5012 | Building/Main Switchboard | 400 AMP | Van Buren Elementary School / Site | Site electrical building | Zinsco | | | | |
| 3 | 1416326 | D5012 | Building/Main Switchboard | 600 AMP | Van Buren Elementary School / Building M | Electrical room | Square D | | | | |
| 4 | 1416338 | D5012 | Secondary Transformer | 112.5 kVA | Van Buren Elementary School / Site | Site- adjacent to portables | Square D | | | | |
| 5 | 1416399 | D5012 | Secondary Transformer | 25 kVA | Van Buren Elementary School / Building M | Electrical room | Square D | | | | |
| 6 | 1416569 | D5012 | Secondary Transformer | 45 kVA | Van Buren Elementary School / Building M | Electrical room | PowerSmith | ESAVER-80R-45-480-208 | No tag/plate found | 2016 | |
| 7 | 1419292 | D5022 | Light Fixture | | Van Buren Elementary School / Portable P-04 | Building exterior | | | | | |
| 8 | 1416460 | D5022 | Light Fixture | | Van Buren Elementary School / Building D | Building exterior | | | | | 9 |
| 9 | 1416368 | D5022 | Light Fixture | | Van Buren Elementary School / Building A | Building exterior | | | | | 7 |
| 10 | 1416407 | D5022 | Light Fixture | | Van Buren Elementary School / Building C | Building exterior | | | | | 6 |
| 11 | 1419305 | D5022 | Light Fixture | | Van Buren Elementary School / Portable P-05 | Building exterior | | | | | |

| | | | | | | | | | | | | |
|----|---------|-------|--------------------------|--|---|-------------------|----------|--------------------|--------------------|------|--|---|
| 12 | 1419270 | D5022 | Light Fixture | | Van Buren Elementary School / Portable P-03 | Building exterior | | | | | | |
| 13 | 1419318 | D5022 | Light Fixture | | Van Buren Elementary School / Portable P-06 | Building exterior | | | | | | |
| 14 | 1419370 | D5022 | Light Fixture | | Van Buren Elementary School / Portable P-10 | Building exterior | | | | | | |
| 15 | 1416313 | D5022 | Light Fixture | | Van Buren Elementary School / Building F | Building exterior | | | | | | 3 |
| 16 | 1419331 | D5022 | Light Fixture | | Van Buren Elementary School / Portable P-07 | Building exterior | | | | | | |
| 17 | 1419383 | D5022 | Light Fixture | | Van Buren Elementary School / Portable P-11 | Building exterior | | | | | | |
| 18 | 1416374 | D5022 | Light Fixture | | Van Buren Elementary School / Building B | Building exterior | | | | | | 6 |
| 19 | 1419256 | D5022 | Light Fixture | | Van Buren Elementary School / Portable P-02 | Building exterior | | | | | | |
| 20 | 1416417 | D5022 | Light Fixture | | Van Buren Elementary School / Portable P-01 | Building exterior | | | | | | |
| 21 | 1416424 | D5037 | Fire Alarm Control Panel | | Van Buren Elementary School / Building A | Utility closet | Notifier | No tag/plate found | No tag/plate found | 2012 | | |

E10 EQUIPMENT

| Index ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|----------|---------|-----------|----------|---|--|--------------------|--------------------|--------------------|--------------------|---------|-----|
| 1 | 1416638 | E1093 | | Commercial Convection Oven, Double | Van Buren Elementary School / Building M | Kitchen | Montague | No tag/plate found | No tag/plate found | | |
| 2 | 1416556 | E1093 | 6 LF | Commercial Exhaust Hood, 3 to 6 LF | Van Buren Elementary School / Building M | Commercial kitchen | No tag/plate found | No tag/plate found | No tag/plate found | | |
| 3 | 1416355 | E1093 | | Commercial Freezer, 2-Door Reach-In | Van Buren Elementary School / Building M | Commercial kitchen | True | T-49F | NT2180GKV | | |
| 4 | 1416403 | E1093 | 1 HP | Commercial Garbage Disposal, 1 to 3 HP | Van Buren Elementary School / Building M | Commercial kitchen | ISE | SS100 | No tag/plate found | | |
| 5 | 1416580 | E1093 | | Commercial Range/Oven, 6-Burner | Van Buren Elementary School / Building M | Commercial kitchen | Wolf | Inaccessible | Inaccessible | | |
| 6 | 1416332 | E1093 | | Commercial Refrigerator, 1-Door Reach-In | Van Buren Elementary School / Building M | Commercial kitchen | No tag/plate found | No tag/plate found | No tag/plate found | | |
| 7 | 1416342 | E1093 | | Commercial Refrigerator, 2-Door Reach-In | Van Buren Elementary School / Building M | Commercial kitchen | True | T-49 | NEK62122 | | |
| 8 | 1416364 | E1093 | | Commercial Salad/Sandwich Preparation Table | Van Buren Elementary School / Building M | Commercial kitchen | No tag/plate found | No tag/plate found | No tag/plate found | | |
| 9 | 1416597 | E1093 | | Commercial Warmer/Warming Drawers, Set of 4 | Van Buren Elementary School / Building M | Commercial kitchen | Cres Cor | Inaccessible | Inaccessible | | |

G40 OTHER

| Index ID | UFCode | Component | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|----------|---------|-----------|----------|-----------------|---------------------------------------|--------------|-------|--------|-----------------|---------|-----|
| 1 | 1416323 | G4021 | | Site Pole Light | Van Buren Elementary School / Site | | | | | | 6 |
