



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC ARCHITECTS
3546 Concours Street
Ontario, California 91764
Andrew Thompson



PREPARED BY:

EMG | A Bureau Veritas Company
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.emgcorp.com

EMG CONTACT:

Mark Surdam
Program Manager
800.733.0660 x6251
msurdam@emgcorp.com

EMG PROJECT #:

139069.19R000-017.354

DATE OF REPORT:

January 14, 2020

ON SITE DATE:

October 3, 2019

WEST RIVERSIDE ELEMENTARY SCHOOL
3972 Riverview Drive
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	3972 Riverview Drive, Jurupa Valley, California 92509
Site Developed	1949 New buildings being built on campus and planned renovation of existing buildings in the future.
Property Type	Elementary School
Current Occupants	School
Building Area	57,140 SF
Number of Buildings	23
Date(s) of Visit	October 3, 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	Dean Washichek and Ron Morgan
Reviewed By	Kathleen Sullivan Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

Buildings

Building Summary			
Building	Use	Constructed	Area(SF)
1	Building A Classrooms	1949	2,915
2	Building Restroom #1	2007	577
3	Building J Classrooms	1949	3,175
4	Building C Classrooms	1949	5,409

Building Summary

Building	Use	Constructed	Area(SF)
5	Building D Classrooms	1949	4,192
6	Buildings F and G Classrooms	1949	9,624
7	Building K Library and Office	1949	4,014
8	Building E Cafeteria	1949	7,000
9	Building Restroom #2	Unknown	520
10	Buildings Portable P 3-4, P 26-30, P 31-34, P 37-38 Classrooms	Unknown	11,600
TOTAL			49,026

Unit Allocation

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

Areas Observed

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

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- All the new buildings being constructed or renovated at the time of the site visit.

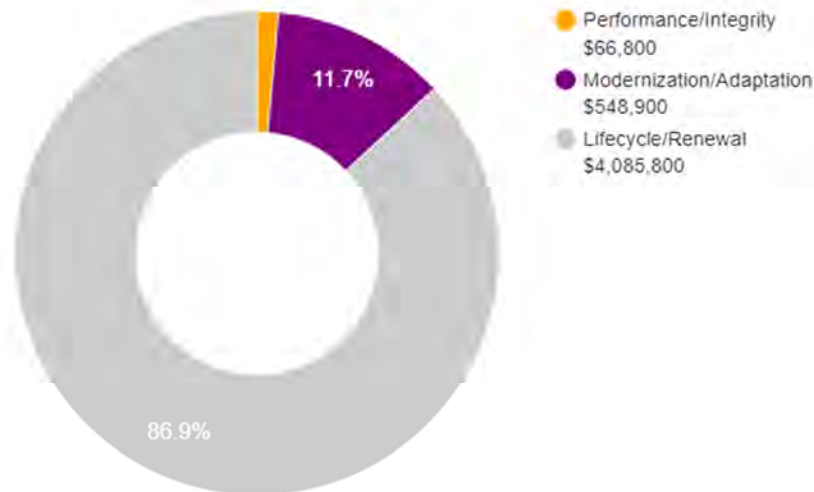
Plan Types

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: \$4,701,500

Campus Findings and Deficiencies

Historical Summary

The school campus was constructed in 1949. Most structures are original, but some have received major updates. Portable classroom buildings were added to provide additional needed space. Currently, a new multi-building campus is being built to the east of the existing campus. An older Kindergarten building is being renovated at this time. Once the new campus is complete, a decision will be reached on how to upgrade and or renovate the existing campus's buildings.

Architectural

The buildings consist of wood framed construction on concrete slabs. Most of the interior and exterior building components have been replaced or upgraded as needed. The exterior enclosures consist of painted wood siding, and some stucco finishes along with wood windows and main entry doors. Roofs primarily consist of flat modified bitumen systems, the newer Restroom Building #1 has asphalt shingles. Most interior finishes and fixtures have been replaced during lifecycle replacement. They would be replaced if decided, once the new campus is complete. It appears as though the Library / Office building , newer Restroom Building #1 and the Cafeteria have had additional updating compared to the other campus buildings.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems generally consist of rooftop package units or split systems, with auxiliary systems that include ductless split systems, and rooftop exhaust fans. The portable buildings have through the wall mounted heat pump units.

The electrical systems are older with some improvements as needed due to capacities. The building electrical systems appeared to be overall in fair condition. In 2016, most interior lighting was upgraded to LED's.

Plumbing systems generally consist of copper and galvanized water supply piping and cast-iron waste pipe. Both electric and natural gas water heaters are present. Clogged drain lines have been reported in the area between the Cafeteria and the Rest Room #2 building. Due to the age and condition of the plumbing systems in these older buildings, replacement is recommended.

The fire alarm was updated in 2005 and it appears to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required. There is no fire suppression system installed in any of the buildings.

Site

The campus is located below the main road on the north side of the property. The circulation on the site is complicated by the terrain and the traffic pattern. The front main parking lot is in fair condition, but it is too small and does not include adequate ADA parking spaces. It is difficult to enter and leave and at different times of the day it is closed requiring a person to access the parking lot on the north side of the campus, off a residential street and where the new campus construction is taking place.

The entry for smaller buses and autos is to the west, the exit is at the northeast. There is an uphill climb to that exit which is right turn only. In addition, there are gates at the entrance and exit that are closed during the day to block access to the parking area. When the gates are closed, the south parking lot at the back of the campus used.

There is an issue with the total site drainage. Area storm water drains are needed along with a need for regrading to these drains. It is unknown if the new campus design will address this issue. The existing landscaping irrigation has deficiencies as well that needs to be addressed.

Recommended Additional Studies

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

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends 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.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

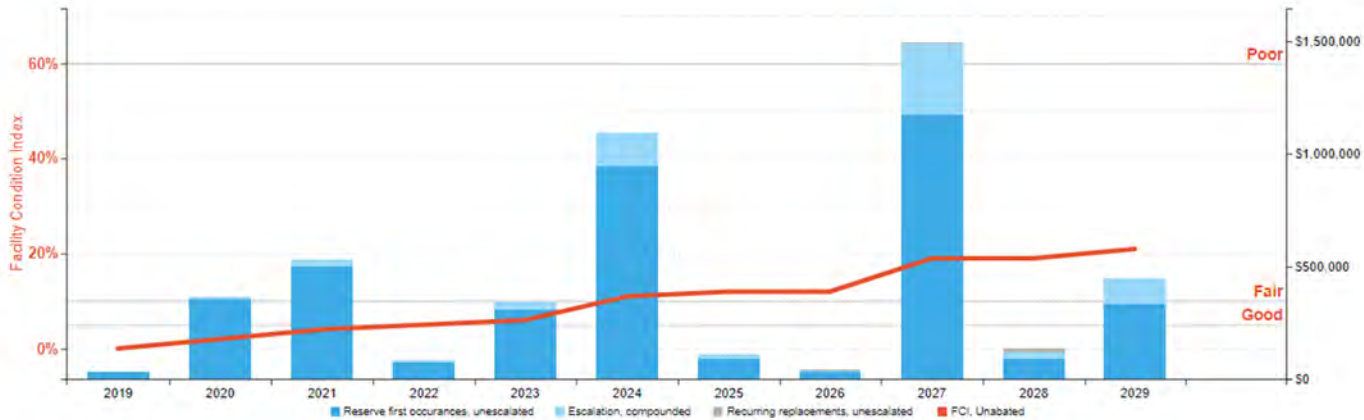
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
West Riverside Elementary School / Building A Classrooms (1949)	\$450	2,915	\$1,311,750	1.2%	3.8%	16.5%	27.8%
West Riverside Elementary School / Building C Classrooms	\$450	5,409	\$2,434,050	1.4%	9.0%	15.1%	27.4%
West Riverside Elementary School / Building D Classrooms (1949)	\$450	4,192	\$1,886,400	1.2%	5.2%	15.5%	22.3%
West Riverside Elementary School / Building E Cafeteria	\$450	7,000	\$3,150,000	1.7%	1.7%	6.9%	14.8%
West Riverside Elementary School / Building F Classrooms (1949)	\$450	4,812	\$2,165,400	1.4%	4.4%	15.2%	24.5%
West Riverside Elementary School / Building G Classrooms	\$450	4,812	\$2,165,400	1.5%	4.6%	12.6%	25.4%
West Riverside Elementary School / Building J Classrooms (1949)	\$450	3,175	\$1,428,750	1.2%	1.2%	8.1%	21.0%
West Riverside Elementary School / Building K Library and Office	\$450	4,014	\$1,806,300	1.7%	1.7%	6.0%	14.7%
West Riverside Elementary School / Building Portable P 26 Classroom	\$175	960	\$168,000	3.3%	3.3%	21.0%	27.4%
West Riverside Elementary School / Building Portable P 27 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	36.3%
West Riverside Elementary School / Building Portable P 28 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	23.6%
West Riverside Elementary School / Building Portable P 29 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	23.6%
West Riverside Elementary School / Building Portable P 30 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	28.5%
West Riverside Elementary School / Building Portable P 31 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	24.7%
West Riverside Elementary School / Building Portable P 32 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	20.0%
West Riverside Elementary School / Building Portable P 33 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	23.6%
West Riverside Elementary School / Building Portable P 34 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	23.6%
West Riverside Elementary School / Building Portable P 37 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	25.0%
West Riverside Elementary School / Building Portable P 38 Classroom	\$175	960	\$168,000	1.9%	1.9%	10.3%	23.5%
West Riverside Elementary School / Building Portable P 4 Classroom	\$175	960	\$168,000	3.2%	7.0%	11.5%	38.7%
West Riverside Elementary School / Building Portables P 3 Classroom	\$175	960	\$168,000	3.2%	3.2%	8.1%	29.9%
West Riverside Elementary School / Building Restroom # 1	\$175	600	\$105,000	1.8%	1.8%	12.2%	13.4%
West Riverside Elementary School / Building Restroom # 2	\$175	400	\$70,000	2.5%	2.5%	8.0%	94.6%
West Riverside Elementary School / Site	\$0	0	\$0	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: West Riverside Elementary School

Replacement Value: \$ 22,061,700; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
West Riverside Elementary School	3	\$33,819
Total	3	\$33,819

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1512448	West Riverside Elementary School / Site	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Modernization/Adaptation	\$9,133
1529805	West Riverside Elementary School / Site	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Modernization/Adaptation	\$19,373
1492808	West Riverside Elementary School / Building G Classrooms	B2021	Window, 24 SF, Replace	Failed	Modernization/Adaptation	\$5,314
Total (3 items)						\$33,819

Key Findings



Roof in Poor condition.

Modified Bituminous
Building C Classrooms Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$62,900

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The roof system has failed and needs to be addressed. - AssetCALC ID: 1460300



Exterior Wall in Fair condition.

any Painted Surface, 1-2 Stories
Building A Classrooms Building Exterior

Uniformat Code: B2011
Recommendation: **Prep and Paint in 2022**

Priority Score: **62.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$11,000

\$\$\$\$

- AssetCALC ID: 1492703



Window in Failed condition.

24 SF
Building G Classrooms Building Exterior Boys
Restroom

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

Priority Score: **61.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$5,300

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Windows are missing, replace. - AssetCALC ID: 1492808

Sprinkler System

Full Retrofit, Low Density/Complexity
Building Restroom # 1

Uniformat Code: D4019
Recommendation: **Renovate in 2020**

Priority Score: **61.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$1,900

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Install a new Fire sprinkler system in the building. - AssetCALC ID: 1529936

Sprinkler System

Priority Score: **61.0**

Full Retrofit, Low Density/Complexity
Building Portable P 38 Classroom Throughout
Building

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

Uniformat Code: D4019
Recommendation: **Renovate in 2020**

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Install a Fire Suppression System in these buildings. - AssetCALC ID: 1674670

Sprinkler System

Priority Score: **61.0**

Full Retrofit, Medium Density/Complexity
Building Portables P 3 Classroom Throughout
Building

Plan Type:
Modernization/Adaptation

Cost Estimate: \$5,300

Uniformat Code: D4019
Recommendation: **Renovate in 2020**

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Install Fire Sprinkler systems in the two Portables. - AssetCALC ID: 1531023

Sprinkler System

Priority Score: **61.0**

Full Retrofit, Low Density/Complexity
Building Portable P 31 Classroom Throughout
Building

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

Uniformat Code: D4019
Recommendation: **Renovate in 2020**

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Install a Fire Suppression System in these buildings. - AssetCALC ID: 1674595

Sprinkler System

Priority Score: **61.0**

Full Retrofit, Low Density/Complexity
Building Portable P 32 Classroom Throughout
Building

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

Uniformat Code: D4019
Recommendation: **Renovate in 2020**

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Install a Fire Suppression System in these buildings. - AssetCALC ID: 1674610

Sprinkler System

Priority Score: **61.0**

Full Retrofit, Low Density/Complexity
Building Portable P 28 Classroom Throughout
Building

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

Uniformat Code: D4019
Recommendation: **Renovate in 2020**

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Install a Fire Suppression System in these buildings. - AssetCALC ID: 1674565

Sprinkler System

Priority Score: **61.0**

Full Retrofit, Medium Density/Complexity
Building J Classrooms

Plan Type:
Modernization/Adaptation

Cost Estimate: \$17,600

Uniformat Code: D4019
Recommendation: **Renovate in 2020**

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Install a new Fire sprinkler system in the building. - AssetCALC ID: 1530073

Sprinkler System

Priority Score: **61.0**

Full Retrofit, Medium Density/Complexity
Building G Classrooms

Plan Type:
Modernization/Adaptation

Cost Estimate: \$26,600

Uniformat Code: D4019
Recommendation: **Renovate in 2020**

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This building is missing a Fire Suppression System. - AssetCALC ID: 1530140

Sprinkler System

Priority Score: **61.0**

Full Retrofit, Medium Density/Complexity
Building C Classrooms

Plan Type:
Modernization/Adaptation

Cost Estimate: \$29,900

Uniformat Code: D4019
Recommendation: **Renovate in 2020**

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Install a new Fire sprinkler system in the building. - AssetCALC ID: 1530084

2. Building A Classrooms



Building A: Systems Summary

Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	1949	
Building Size	2,915 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with wood windows	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, FRP panel in small restroom Floors: Carpet, VCT, Sheet Vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water Toilets, and sinks in all restrooms and classrooms, One sink poor.	Fair

Building A: Systems Summary		
HVAC	Individual roof mounted package	Fair
Fire Suppression	No sprinkler system	Missing
Electrical	Source and Distribution: Panel with copper wiring, fed from on-site switchboard with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential minor/moderate issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Older single glazed wood windows, building lacks fire suppression, aged electrical infrastructure.	

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	-	\$87,100	-	\$3,900	\$16,100	\$107,200
Roofing	-	-	-	\$55,800	-	\$55,800
Interiors	-	\$7,700	\$30,700	\$8,300	\$71,500	\$118,200
Plumbing	-	\$5,500	-	\$15,000	\$6,600	\$27,100
Fire Suppression	-	\$16,600	-	-	-	\$16,600
HVAC	-	-	-	-	\$48,800	\$48,800
Electrical	-	-	\$69,800	\$56,400	\$2,100	\$128,300
Fire Alarm & Comm	-	-	-	\$800	-	\$800
TOTALS	-	\$116,900	\$100,500	\$140,200	\$145,100	\$502,800

3. Building Rest Room #1



Building Rest Room #1: Systems Summary

Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	2007	
Building Size	577 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls on concrete slab with wood-framed roofs	Fair
Façade	Stucco without windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU walls with ceramic tile. Floors: Sealed concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water Toilets, urinals, and sinks in all restrooms	Fair

Building Rest Room #1: Systems Summary		
HVAC	No HVAC	--
Fire Suppression	No sprinkler system	Missing
Electrical	Source and Distribution: Panel with copper wiring, fed from on-site equipment with copper wiring (All feed from other building). Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	None	Missing
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	--	-	\$5,500	-	\$11,500	\$16,900
Roofing	--	-	-	-	\$3,700	\$3,700
Interiors	--	-	\$900	-	\$8,900	\$9,800
Plumbing	-	-	\$4,600	-	\$35,100	\$39,800
Fire Suppression	-	\$2,000	-	-	-	\$2,000
Electrical	--	-	-	\$900	-	\$900
TOTALS	--	\$2,000	\$11,000	\$900	\$59,200	\$73,100

4. Building J Classrooms



Building J: Systems Summary

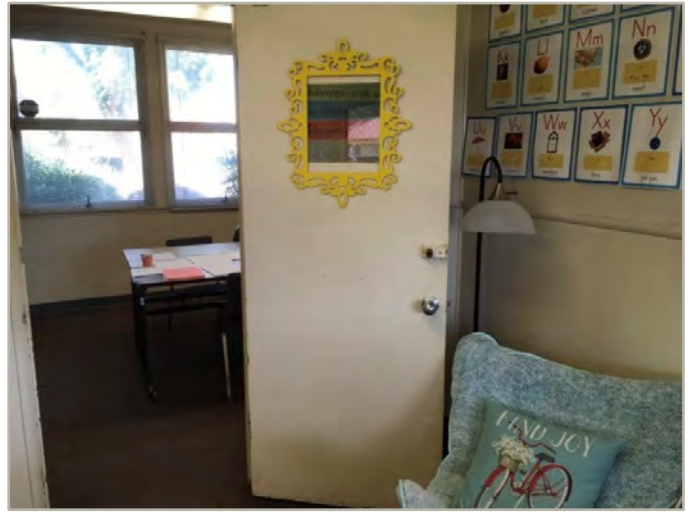
Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	1949	
Building Size	3,175 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with wood-framed roof.	Fair
Façade	Painted wood with wood windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and FRP panels. Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water Child size toilets, and sinks in all restrooms and classrooms	Fair

Building J: Systems Summary		
HVAC	Individual roof mounted package units, Roof mounted exhaust fan.	Fair
Fire Suppression	No sprinkler system	Missing
Electrical	Source and Distribution: panel with copper wiring, fed from site equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential minor/moderate issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Older single glazed wood windows, building lacks fire suppression, aged electrical infrastructure.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$13,500	\$15,000	\$13,300	\$41,700
Roofing	-	-	-	\$67,300	-	\$67,300
Interiors	-	-	\$8,400	\$14,200	\$38,400	\$61,000
Plumbing	-	-	-	\$30,000	-	\$30,000
Fire Suppression	-	\$18,100	-	-	-	\$18,100
HVAC	-	-	-	\$1,800	\$53,100	\$54,900
Electrical	-	-	\$76,600	\$48,000	\$3,100	\$127,700
Fire Alarm & Comm	-	-	-	\$1,200	-	\$1,200
TOTALS	-	\$18,100	\$98,500	\$177,500	\$107,900	\$401,900

5. Building C Classrooms



Building C: Systems Summary

Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	1949	
Building Size	5,409 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with wood framed roof	Fair
Façade	Painted wood with wood windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board and ceramic wall tile in the restrooms Floors: Carpet, VCT, ceramic tile in the restrooms Ceilings: Acoustic glued up ceiling tiles and ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water Toilets, urinals, and sinks in all restrooms and classrooms Exterior drinking fountain is in poor condition.	Fair

Building C: Systems Summary		
HVAC	Individual roof mounted package units.	Fair
Fire Suppression	No sprinkler system	Missing
Electrical	Source and Distribution: Main switchboard with copper wiring fed from site mounted equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential minor/moderate issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Older single glazed wood windows, building lacks fire suppression, aged electrical infrastructure. Exterior drinking fountain and the roof system are in poor condition.	

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	-	\$96,000	-	\$11,800	\$19,800	\$127,700
Roofing	-	\$66,800	-	-	-	\$66,800
Interiors	-	\$25,200	\$15,900	\$64,700	\$90,700	\$196,500
Plumbing	-	\$4,100	-	\$125,200	\$16,400	\$145,700
Fire Suppression	-	\$30,800	-	-	-	\$30,800
HVAC	-	-	-	\$21,000	\$72,400	\$93,500
Electrical	-	-	\$130,900	\$60,700	\$142,100	\$333,700
Fire Alarm & Comm	-	-	-	\$1,900	-	\$1,900
TOTALS	-	\$222,900	\$146,800	\$285,300	\$341,400	\$996,600

6. Building D Classrooms



Building D: Systems Summary

Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	1949	
Building Size	4,192 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with wood framed roof.	Fair
Façade	Painted wood with wood windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water Sinks in all classrooms	Fair

Building D: Systems Summary		
HVAC	Individual roof mounted package.	Fair
Fire Suppression	No sprinkler system	Missing
Electrical	Source and Distribution: Panel with copper wiring fed from site mounted equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential minor/moderate issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Older single glazed wood windows, building lacks fire suppression, aged electrical infrastructure.	

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	-	\$66,300	-	\$7,100	\$15,800	\$89,300
Roofing	-	-	\$56,100	-	-	\$56,100
Interiors	-	-	\$39,000	-	\$74,100	\$113,200
Plumbing	-	\$8,600	-	\$71,800	\$13,400	\$93,800
Fire Suppression	-	\$23,900	-	-	-	\$23,900
HVAC	-	-	-	-	\$94,700	\$94,700
Electrical	-	\$1,400	\$99,900	\$36,500	\$4,100	\$141,900
Fire Alarm & Comm	-	-	-	\$3,100	-	\$3,100
TOTALS	-	\$100,200	\$195,000	\$118,500	\$202,100	\$616,000

7. Building F and G Classrooms



Building F and G: Systems Summary

Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	1949	
Building Size	9,624 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with wood framed roof.	Fair
Façade	Painted wood with wood windows.	Fair
Roof	Primary: Flat construction with modified bituminous finish.	Fair
Interiors	Walls: Painted gypsum board and ceramic wall tiles. Floors: Carpet, VCT, 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 and classrooms Exterior drinking fountain	Fair

Building F and G: Systems Summary		
HVAC	Individual roof mounted package units	Fair
Fire Suppression	No sprinkler system; hydrants	Missing
Electrical	Source and Distribution: Panels with copper wiring fed from site mounted equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential minor/moderate issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Older single glazed wood windows, four windows are missing glass. Building lacks fire suppression, aged electrical infrastructure. The exterior drinking fountain is in poor condition.	

See Appendix D for the Component Condition Table.

Building F and G Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$65,800	\$12,500	\$11,500	\$16,800	\$106,500
Roofing	-	-	\$62,300	-	-	\$62,300
Interiors	-	-	\$45,500	\$6,700	\$120,600	\$172,900
Plumbing	-	\$4,100	-	\$96,000	\$6,400	\$106,500
Fire Suppression	-	\$27,400	-	-	-	\$27,400
HVAC	-	-	-	\$15,400	\$70,500	\$85,900
Electrical	-	-	\$114,600	\$56,800	\$4,700	\$176,100
Fire Alarm & Comm	-	-	-	\$1,900	-	\$1,900
TOTALS	-	\$97,300	\$234,900	\$188,300	\$219,000	\$739,500

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$5,300	\$64,800	\$14,100	\$10,800	\$18,900	\$114,000
Roofing	-	-	-	\$70,100	-	\$70,100
Interiors	-	-	\$47,700	\$30,200	\$96,900	\$174,900
Plumbing	-	\$4,200	-	\$106,200	\$9,000	\$119,400
Fire Suppression	-	\$27,400	-	-	-	\$27,400
HVAC	-	-	-	-	\$71,000	\$71,000
Electrical	-	-	\$115,500	\$41,500	\$14,500	\$171,400
Fire Alarm & Comm	-	-	-	\$2,200	-	\$2,200
TOTALS	\$5,300	\$96,400	\$177,300	\$261,000	\$210,300	\$750,400



8. Building K Library and Office



Building: Systems Summary

Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	1949	
Building Size	4,014 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with metal framed roof	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board and ceramic wall tiles Floors: Carpet, VCT, ceramic tile. Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste and venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Individual roof mounted package units. Supplemental components: ductless split-systems. Exhaust fan.	Fair
Fire Suppression	No sprinkler system	Missing
Electrical	Source and Distribution: Main panel with copper wiring fed from site mounted equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential minor/moderate issues have been identified at this property and a detailed accessibility study is recommended.	
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	-	-	\$29,900	-	\$40,200	\$70,100
Roofing	-	-	-	-	\$69,200	\$69,200
Interiors	-	-	\$31,700	\$29,400	\$97,700	\$158,800
Plumbing	-	-	-	\$105,900	-	\$105,900
Fire Suppression	-	\$32,000	-	-	-	\$32,000
HVAC	-	-	\$13,700	\$8,600	\$40,200	\$62,500
Electrical	-	-	\$1,900	\$3,500	\$205,100	\$210,500
Fire Alarm & Comm	-	-	-	\$3,500	\$23,700	\$27,100
TOTALS	-	\$32,000	\$77,200	\$150,900	\$476,100	\$736,100

9. Building E Cafeteria



Building E: Systems Summary

Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	1949	
Building Size	7,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with framed wood roof.	Fair
Façade	Painted Stucco and Brick surfaces with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with rolled asphalt.	Fair
Interiors	Walls: Painted gypsum board and ceramic wall tiles Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters Toilets, and sinks in all restrooms and commercial kitchen	Fair

Building E: Systems Summary

HVAC	Individual roof mounted package units, split-system heat pump unit.	Fair
Fire Suppression	No fire sprinkler system (Missing) Kitchen hood system with fire suppression.	Fair
Electrical	Source and Distribution: Main panel with copper wiring fed from site mounted equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential minor/moderate issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Sanitary sewer issues between the Building and the Rest Room #2 Portable building. 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	-	-	-	\$54,300	\$76,800	\$131,100
Roofing	-	-	-	-	\$42,200	\$42,200
Interiors	-	-	-	\$74,000	\$82,900	\$156,900
Elevators	-	-	-	\$25,100	-	\$25,100
Plumbing	-	-	-	\$24,000	\$142,800	\$166,800
Fire Suppression	-	\$55,900	-	-	\$8,300	\$64,100
HVAC	-	-	-	\$30,000	\$33,700	\$63,700
Electrical	-	-	\$164,400	\$900	\$62,200	\$227,500
Fire Alarm & Comm	-	-	-	\$1,900	-	\$1,900
Equipment/Special	-	-	-	\$26,700	\$109,300	\$136,000
TOTALS	-	\$55,900	\$164,400	\$236,900	\$558,200	\$1,015,300

10. Building Restroom #2



Building: Systems Summary

Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	Unknown	
Building Size	520 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure supported on a concrete slab with wood framed roof	Fair
Façade	Painted wood without windows	Fair
Roof	Primary: Flat construction with rolled asphalt roofing	Fair
Interiors	Walls: vinyl wrapped gypsum board and FRP panels Floors: Epoxy coated concrete 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

Building: Systems Summary		
HVAC	No HVAC	--
Fire Suppression	No sprinkler system	Missing
Electrical	Source and Distribution: feed from another building. Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarms, strobes	Fair
Equipment/Special	None	--
Accessibility	Potential minor/moderate issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Sanitary sewer issues between the Cafeteria building and this Rest Room #2 portable building. 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	-	-	\$3,800	\$3,600	\$5,200	\$12,600
Roofing	-	-	-	\$2,600	-	\$2,600
Interiors	-	-	-	\$11,300	\$46,200	\$57,500
Plumbing	-	-	-	\$40,400	-	\$40,400
Fire Suppression	-	\$1,800	-	-	-	\$1,800
Electrical	-	-	-	-	\$30,700	\$30,700
Fire Alarm & Comm	-	-	-	\$1,500	-	\$1,500
TOTALS	-	\$1,800	\$3,800	\$59,400	\$82,100	\$147,100

11. Building Portables P3-4, P26-30, P31-34, P37-38 Classrooms



Building Portables: Systems Summary

Address	3972 Riverview Drive, Jurupa Valley, California 92509	
Constructed/Renovated	Unknown	
Building Size	11,440 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure supported on a concrete slab and or concrete foundation systems with wood framed roof	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish Secondary: Flat construction with rolled asphalt roofing	Fair
Interiors	Walls: Vinyl covered gypsum board Floors: Carpet, Sheet Vinyl P 3-4 Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting P 3-4 No hot water Toilets, and sinks in all restrooms and some classrooms P 3-4	Fair

Building Portables: Systems Summary		
HVAC	Exterior wall mounted heat pump.	Fair
Fire Suppression	No sprinkler system.	Missing
Electrical	Source and Distribution: Small panels with copper wiring fed from site mounted equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential minor/moderate issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Building lacks fire suppression, portable buildings have been moved several times. Some unlevel conditions exist. Entry ramps and railings to each building appear to be in good condition. P-4 Heat Pump is in poor condition.	

See Appendix D for the Component Condition Table.

12. Site Summary



Site Information

Lot Size	12.5 acres (estimated)	
Parking Spaces	115 total spaces all in open lots; 2 of which are accessible for a total of 117 spaces. Construction was in progress near the back or south lot so the count may increase once the project is complete.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt parking lots with areas of concrete and concrete sidewalks, curbs, Asphalt sports courts.	Fair
Site Development	Property entrance signage, 4900 LF of fencing, CMU dumpster enclosures Playgrounds with fencing Play structures, Picnic Tables	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present 270 LF of retaining walls Moderate site slopes.	Fair
Utilities	Municipal water and sewer. Local utility-provided electric and natural gas.	Fair
Site Lighting	Building-mounted: halogen, and incandescent Site Poll Lighting: Install new LED (Missing)	Fair
Ancillary Structures	None	--
Key Issues and Findings	Heavy asphalt wear, severe alligator cracking and potholes in the front parking lot and Cafeteria lot. Some sidewalk trip hazards, inadequate site drainage. Some irrigation systems leaks. Inadequate site lighting.	

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
Plumbing	-	-	-	-	\$31,000	\$31,000
Site Development	-	\$6,500	\$31,500	\$265,200	\$264,300	\$567,500
Pavement	-	\$79,600	\$16,800	\$21,200	\$53,100	\$170,700
Site Lighting	-	\$73,000	-	-	-	\$73,000
Landscaping	-	\$26,700	-	-	-	\$26,700
Accessibility	\$28,500	-	-	-	-	\$28,500
TOTALS	\$28,500	\$185,800	\$48,300	\$286,400	\$348,400	\$897,400

13.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 1949. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated 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 <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Building Rest Room #1: Accessibility Issues

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

Building J: Accessibility Issues

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

Building C: Accessibility Issues

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

Building D: Accessibility Issues

Exterior Path of Travel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Building F G: Accessibility Issues

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

Building K: Accessibility Issues

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

Building E: Accessibility Issues

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

Building Rest Room 2: Accessibility Issues

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

Building Portables: Accessibility Issues

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

Site: Accessibility Issues

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

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

Reference Guide

	Major Issues (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

14. 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.

15. 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.

16. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at West Riverside Elementary School, 3972 Riverview Drive, 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: Dean Washichek and Ron Morgan,
Project Manager

Reviewed by:



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

17. Appendices

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

Appendix A: Photographic Record



#1	SCHOOL SIGN
----	-------------



#2	A CLASSROOM BUILDING
----	----------------------



#3	P-3 AND P-4 CLASSROOM BUILDINGS
----	---------------------------------



#4	RESTROOM #1
----	-------------



#5	J CLASSROOM BUILDING
----	----------------------



#6	C CLASSROOM BUILDING
----	----------------------



#7	D CLASSROOM BUILDING
----	----------------------



#8	F CLASSROOM BUILDING
----	----------------------



#9	G CLASSROOM BUILDING
----	----------------------



#10	RESTROOM BUILDING #2
-----	----------------------



#11	CAFETERIA BUILDING
-----	--------------------



#12	K OFFICE / LIBRARY BUILDING
-----	-----------------------------



#13	PORTABLE CLASSROOM BUILDINGS
-----	------------------------------



#14	CLASSROOM SOFFIT
-----	------------------



#15	WINDOW, WOOD
-----	--------------



#16	EXTERIOR DOOR, WOOD SOLID-CORE
-----	--------------------------------



#17	DRINKING FOUNTAIN, OUTSIDE/SITE STYLE
-----	---------------------------------------



#18	DRINKING FOUNTAIN, OUTSIDE/SITE STYLE, REPLACE
-----	--



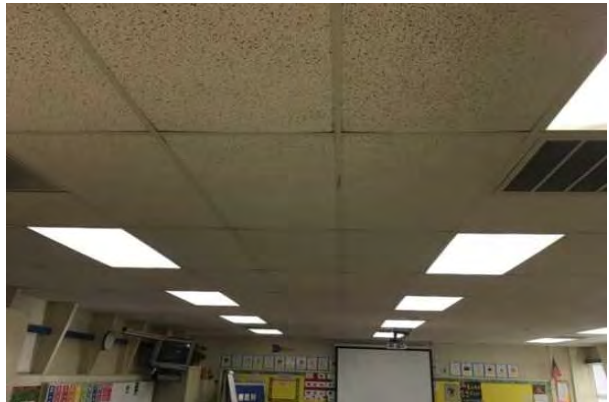
#19	INTERIOR CLASSROOM
-----	--------------------



#20	LIBRARY
-----	---------



#21	LIGHTING SYSTEM, INTERIOR LIBRARY
-----	-----------------------------------



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



#23	INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE (ACT)
-----	--



#24	STAGE IN CAFETERIA BUILDING
-----	-----------------------------



#25 DINING AREA IN CAFETERIA



#26 INTERIOR FLOOR FINISH, VINYL TILE (VCT)



#27 INTERIOR FLOOR FINISH, CARPET TILE



#28 INTERIOR WALL FINISH AND VCT TILE FLOORING



#29 INTERIOR WALL FINISH



#30 INTERIOR WALL FINISH



#31	INTERIOR DOOR, WOOD SOLID-CORE
-----	--------------------------------



#32	INTERIOR DOOR, WOOD SOLID-CORE WITH GLASS
-----	---



#33	INTERIOR DOOR, WOOD SOLID-CORE
-----	--------------------------------



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



#35	RESTROOM
-----	----------



#36	RESTROOM
-----	----------



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



#38	TOILET, CHILD-SIZED
-----	---------------------



#39	URINAL, STANDARD
-----	------------------



#40	TOILET PARTITIONS, PLASTIC/LAMINATE
-----	-------------------------------------



#41	C BUILDING UTILITY CLOSET
-----	---------------------------



#42	PORTABLE ROOF ROLLED ASPHALT
-----	------------------------------



#43 DUCTLESS SPLIT SYSTEM



#44 PACKAGED UNIT (RTU)



#45 PACKAGED UNIT



#46 HEAT PUMP, WALL-MOUNTED



#47 BUILDING/MAIN SWITCHBOARD



#48 SECONDARY TRANSFORMER



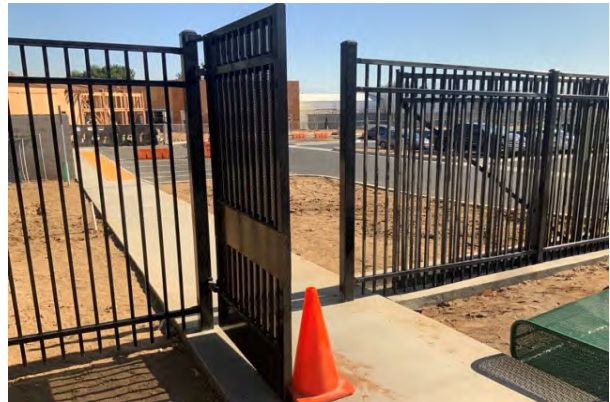
#49	LIGHT FIXTURE
-----	---------------



#50	FIRE ALARM PANEL
-----	------------------



#51	PARKING LOTS, ASPHALT PAVEMENT, SEAL AND STRIPE
-----	---



#52	CAMPUS FENCING
-----	----------------



#53	PLAY STRUCTURE
-----	----------------



#54	PLAY STRUCTURE
-----	----------------

Appendix B: Site Plans

Site Plan



SOURCE:

Furnished by the West Riverside Elementary School



ON-SITE DATE:

October 3, 2019

Aerial Site Plan



SOURCE:

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



ON-SITE DATE:

October 3, 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: West Riverside ES No. of Buildings: (8) bldg.'s (17) portables

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

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

SITE INFORMATION

Year of Construction: 1949	Built:	Renovated:	Historical: N
No. of Stories: Single Pre-Mod.		Floor(s)	
Total Site Area: 12.5		Acres	
Total Building Area: 57,140 pre-Mod.		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	2010	PM 2019	
3. Plumbing System/Fixtures	None	None	
4. Electrical System/Lighting	Lighting only	None	New LED lighting 2016
5. Life-Safety/Fire	Panel upgrade	2019	New panel 2005
6. Roofs	1998	None	Foam roofs

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	Modernization (3) new bldg.'s and site work 200
Planned Capital Expenditure For Next Year?	none
Age of the Roof?	1998 classrooms and existing campus
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?		N			
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?	Y				Sheet flow site, needs storm water system
12	Are there any problems with the landscape irrigation systems?	Y				Poor coverage
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?		N			
BUILDING ENVELOPE						
17	Are there any roof leaks?	Y				
18	Is the roofing covered by a warranty or bond?					New bldg.'s only 2019/20 Mod.



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				Near kitchen, portable restroom
29	Is polybutylene piping used?		N			
30	Is galvanized piping used?	Y				
31	Are there any plumbing leaks or water pressure problems?					
ADA						
32	Has the management previously completed an ADA review?			UN		
33	Have any ADA improvements been made to the property?	Y				During 2019/20 modernization
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?				NA	

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

1 Gas line was replaced throughout the site in 2013

2

3

ITEMS PROVIDED TO EMG AUDITORS

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

Dana Toland/ Pablo Ponce

Signature of person interviewed or completing form

9/25/19

Date

Appendix D: Component Condition Report

Component Condition Report

West Riverside Elementary School / Building A Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,300 SF	3	1492703
B2021	Building Exterior	Fair	Window, 24 SF	46	2	1492717
B2021	Building Exterior	Poor	Window, 12 SF	11	2	1492712
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	4	8	1492718
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	4,218 SF	6	1492714
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	3	10	1492699
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	224 SF	9	1492707
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	4,250 SF	3	1492708
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,176 SF	5	1492711
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	55 SF	5	1492715
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,353 SF	5	1492716
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,300 SF	12	1492698
Plumbing						
D2011	Restrooms	Fair	Toilet, Child-Sized	2	8	1492713
D2014	Utility closet	Poor	Sink/Lavatory, Vanity Top, Enameled Steel	1	2	1492704
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	8	1492706
D2014	Classrooms	Fair	Service Sink, Wall-Hung	1	10	1492709
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	8	1492700
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	2	1492705
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	400 SF	8	1529518
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	2,915 SF	1	1529887
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON [A2]	1	13	1460296
D3052	Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON [A1]	1	13	1460295
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, 15 kVA	1	8	1492697
D5012	Building exterior	Fair	Secondary Transformer, 15 kVA	1	8	1492710
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	2,915 SF	5	1529602
D5022	Building exterior	Fair	Light Fixture, 100 WATT	4	4	1492701
D5029	Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,529 SF	8	1492702
D5092		Fair	Emergency/Exit Combo LED	4	5	1529604
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	2	8	1529603

West Riverside Elementary School / Building C Classrooms

West Riverside Elementary School / Building C Classroom Condition				Quantity	RUL	ID
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,070 SF	3	1492720
B2021	Building Exterior	Fair	Window, 12 SF	15	2	1492725
B2021	Building Exterior	Fair	Window, 24 SF	30	2	1492746
B2021	Building Exterior	Fair	Window, 12 SF	10	2	1492740
B2021	Building Exterior	Fair	Window, 24 SF	11	2	1492745
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	12	8	1492744
Roofing						
B3011	Roof	Poor	Roof, Modified Bituminous	5,685 SF	2	1460300
Interiors						
C1021	Office	Fair	Interior Door, Wood Solid-Core	7	10	1492739
C1031	Restrooms	Fair	Toilet Partitions, Metal	12	8	1492737
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	4,815 SF	4	1492731
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	512 SF	20	1492732
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	460 SF	10	1492722
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	812 SF	11	1492741
C3025	Office	Good	Interior Floor Finish, Carpet Commercial Standard	1,275 SF	9	1492747
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,778 SF	3	1492743
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	460 SF	4	1492728
C3032	Office	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,275 SF	5	1492724
C3032		Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,674 SF	6	1530081
Plumbing						
D2011	Restrooms Student	Fair	Toilet, Commercial Water Closet	12	8	1492734
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	1	8	1492736
D2012	Restrooms	Fair	Urinal, Standard	5	8	1492719
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	15	1492729
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	12	1492738
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	8	1492735
D2014	Break Area	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	1492727
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	1492742
D2014	Work Room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	1492723
D2018	Building exterior	Poor	Drinking Fountain, Outside/Site Style	1	1	1492733
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,409 SF	8	1530083
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,409 SF	1	1530084
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON [C8/9]	1	13	1460298
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON [C11]	1	13	1460299
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON [C10]	1	12	1460301
D3052	Roof	Fair	Packaged Unit (RTU), 6 TON	1	8	1460297

West Riverside Elementary School / Building C Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5012	Utility closet	Fair	Building/Main Switchboard, 400 AMP	2	15	1492721
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,409 SF	5	1530085
D5022	Building exterior	Fair	Light Fixture, 100 WATT	12	5	1492730
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,409 SF	8	1492726
D5092		Fair	Emergency/Exit Combo LED	8	5	1530086
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	5	8	1530087

West Riverside Elementary School / Building D Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,250 SF	3	1492757
B2021	Building Exterior	Fair	Window, 12 SF	16	2	1492759
B2021	Building Exterior	Fair	Window, 24 SF	28	2	1492758
B2032	Building Exterior	Fair	Exterior Door, Steel	8	10	1492753
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	4,500 SF	4	1460302
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,430 SF	4	1492760
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	924 SF	5	1492749
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,772 SF	5	1492761
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,700 SF	12	1492756
Plumbing						
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	1492748
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	2	1492752
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	3	1492750
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,192 SF	8	1530090
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,192 SF	1	1530089
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON	1	12	1460303
D3052	Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON [D13]	1	12	1460306
D3052	Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON [D15]	1	12	1460304
D3052	Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON [D16]	1	12	1460305
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,192 SF	5	1530091
D5022	Building exterior	Fair	Light Fixture, 100 WATT	3	3	1492754
D5022	Building exterior	Fair	Light Fixture, 100 WATT	3	3	1492751
D5029	Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,250 SF	8	1492755

West Riverside Elementary School / Building D Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5092		Fair	Emergency/Exit Combo LED	8	5	1530092
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	8	8	1530093

West Riverside Elementary School / Building E Cafeteria

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior Brick Wall	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,250 SF	6	1460370
B2011	Building Exterior o surfacetucco	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Paint	11,000 SF	8	1460363
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	2	25	1460371
B2021	Building Exterior	Fair	Window, 12 SF	2	20	1460375
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	7	26	1460390
B2034	Kitchen	Fair	Overhead/Dock Door, 144 SF	1	25	1460361
Roofing						
B3011	Roof	Fair	Roof, Rolled Asphalt Roofing 20-Year	2,613 SF	12	1460355
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	4,431 SF	12	1460356
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	4	24	1460360
C3012	Kitchen	Fair	Interior Wall Finish, Ceramic Tile	350 SF	30	1460379
C3012	Kitchen	Fair	Interior Wall Finish, any surface, Prep & Paint	300 SF	8	1460378
C3012	Cafeteria	Fair	Interior Wall Finish, any surface, Prep & Paint	4,700 SF	7	1460376
C3024	Kitchen	Fair	Interior Floor Finish, Quarry Tile	1,350 SF	30	1460364
C3024	Cafeteria	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,700 SF	9	1460384
C3024	Kitchen Restroom	Fair	Interior Floor Finish, Ceramic Tile	480 SF	25	1460385
C3025	Cafeteria	Fair	Interior Floor Finish, Carpet Commercial Standard	1,900 SF	6	1460391
C3031	Kitchen	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,350 SF	8	1460382
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,700 SF	19	1460362
Elevators						
D1013	Stage	Fair	Wheelchair Lift, 5' Rise, Renovate	1	7	1460350
Plumbing						
D2011	Kitchen	Fair	Toilet, Residential Water Closet	1	16	1460386
D2014	Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	1460365
D2014	Kitchen Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	16	1460351
D2023	Kitchen Utility Closet	Fair	Water Heater, Gas, Commercial, 100 GAL (200 MBH) [No tag/plate found]	1	9	1531249
D2029	Cafeteria	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,000 SF	16	1531072
Fire Suppression						
D4019	Careteria	NA	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	7,000 SF	1	1531071
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	12 LF	15	1460389
HVAC						
D3032	Roof	Fair	Condensing Unit/Heat Pump, 4 TON	1	8	1460359
D3032	Roof	Fair	Condensing Unit/Heat Pump, 4 TON	1	8	1460357

West Riverside Elementary School / Building E Cafeteria

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	1	15	1460368
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	12	1460353
D3052	Roof	Fair	Packaged Unit (RTU), 3 Ton [Kitchen]	1	13	1460373
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1460380
Electrical						
D5012	Kitchen	Fair	Secondary Transformer, 75 kVA	1	25	1460348
D5012	Utility closet	Fair	Main Distribution Panel, 200 AMP	2	25	1460358
D5019	Cafeteria	Fair	Full Electrical System Upgrade, Medium Density/Complexity	7,000 SF	5	1531243
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	10	1460366
D5022	Building exterior	Fair	Light Fixture, 250 WATT	5	12	1460369
D5029	Cafeteria	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,500 SF	12	1460352
D5092	Cafeteria	Fair	Emergency/Exit Combo LED	7	5	1531245
Fire Alarm & Comm						
D5037	Cafeteria	Fair	Fire Alarm Horn & Strobe	5	8	1531246
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle	1	12	1460367
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	9	1460392
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator	1	12	1460354
E1093	Kitchen	Fair	Commercial Kitchen, 8 - 10 LF	1	8	1460349
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	8	1460374
E1093	Kitchen	Fair	Commercial Kitchen, Steam Kettle	1	18	1460381
E1093	Kitchen	Good	Commercial Kitchen, Convection Oven, Double	1	10	1460387
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator	1	12	1460377
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	12	1460383
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	12	1460388

West Riverside Elementary School / Building F Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,250 SF	5	1492780
B2021	Building Exterior	Fair	Window, 24 SF	32	2	1492784
B2021	Building Exterior	Fair	Window, 24 SF	22	2	1492772
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	11	10	1492776
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	5,000 SF	4	1460398
Interiors						
C1021	Restrooms	Fair	Interior Door, Wood Solid-Core	1	20	1492767
C1031	Restrooms	Fair	Toilet Partitions, Metal	3	10	1492782
C3012	Office	Fair	Interior Wall Finish, any surface, Prep & Paint	380 SF	5	1492764
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	505 SF	5	1492765
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	5,810 SF	5	1492768

West Riverside Elementary School / Building F Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	606 SF	20	1492777
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	924 SF	5	1492774
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	225 SF	15	1492773
C3025	Office	Fair	Interior Floor Finish, Carpet Commercial Standard	280 SF	8	1492771
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,776 SF	5	1492781
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,700 SF	15	1492763
C3032	Office	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	280 SF	15	1492785
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3	8	1492783
D2012	Restrooms	Fair	Urinal, Standard	1	8	1492769
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	8	1492779
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	8	1492766
D2018	Building exterior	Poor	Drinking Fountain, Outside/Site Style	1	1	1492786
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,812 SF	8	1530097
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,812 SF	1	1530096
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	13	1460394
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [F18]	1	12	1460397
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1460396
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	12	1460395
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [F20]	1	13	1460393
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, 15 kVA	1	8	1492778
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,812 SF	5	1530098
D5022	Building exterior	Fair	Light Fixture, 100 WATT	4	8	1492762
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,980 SF	10	1492770
D5092		Fair	Emergency/Exit Combo LED	9	5	1530100
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	5	8	1530101

West Riverside Elementary School / Building G Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,660 SF	5	1492789
B2021	Building Exterior Boys Restroom	Failed	Window, 24 SF	4	0	1492808
B2021	Building Exterior	Fair	Window, 24 SF	32	2	1495942
B2021	Building Exterior	Fair	Window, 24 SF	14	2	1492791
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	11	8	1492795
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	5,000 SF	8	1460403

West Riverside Elementary School / Building G Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Metal	3	5	1492801
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	606 SF	15	1492790
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	5,810 SF	4	1492803
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	505 SF	5	1492807
C3012	Classrooms 24	Fair	Interior Wall Finish, Vinyl	976 SF	8	1492793
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	924 SF	5	1492802
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	225 SF	15	1492788
C3025	Classrooms 25	Good	Interior Floor Finish, Carpet Commercial Standard	694 SF	9	1492806
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	2,776 SF	5	1492800
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,700 SF	10	1492805
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	8	1492794
D2012	Restrooms	Fair	Urinal, Standard	5	8	1492796
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	15	1492809
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	8	1492804
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	8	1492797
D2018	Building exterior	Poor	Drinking Fountain, Outside/Site Style	1	2	1492798
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,812 SF	8	1530142
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,812 SF	1	1530140
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [G25]	1	13	1460401
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	13	1460399
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	13	1460400
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	12	1460402
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, 15 kVA	1	15	1492799
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,812 SF	5	1530143
D5022		Fair	Light Fixture, 100 WATT	5	5	1492792
D5029	Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,700 SF	8	1492787
D5092		Fair	Emergency/Exit Combo LED	8	5	1530144
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	6	7	1530146

West Riverside Elementary School / Building J Classrooms

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	2,500 SF	6	1492821
B2021	Building Exterior	Fair	Window, 24 SF	9	4	1492822
B2032	Building Exterior	Fair	Exterior Door, Steel	6	8	1492813

West Riverside Elementary School / Building J Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	4,800 SF	8	1460409
Interiors						
C1021	Building exterior	Fair	Interior Door, Wood Solid-Core	2	12	1492817
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	250 SF	10	1492819
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	4,360 SF	5	1492812
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	325 SF	7	1492811
C3025	Office	Good	Interior Floor Finish, Carpet Commercial Standard	560 SF	9	1492818
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,030 SF	12	1492824
Plumbing						
D2011	Restrooms	Fair	Toilet, Child-Sized	2	8	1492825
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	1492823
D2014	Work Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	1492820
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	3,175 SF	8	1530078
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	3,175 SF	1	1530073
HVAC						
D3042	Roof	Fair	Exhaust Fan, 50 - 500 CFM	1	10	1460408
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [J6]	1	13	1460407
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [J7]	1	12	1460406
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	13	1460405
Electrical						
D5012	Roof	Fair	Secondary Transformer, 75 kVA	1	8	1460404
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,175 SF	5	1530069
D5022	Building exterior	Fair	Light Fixture, 100 WATT	4	4	1492815
D5029	Classrooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,030 SF	8	1492814
D5092		Fair	Emergency/Exit Combo LED	6	5	1530076
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	3	8	1530071

West Riverside Elementary School / Building K Library and Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	7,500 SF	4	1460442
B2021	Building Exterior	Fair	Window, 24 SF	15	23	1460423
B2021	Building Exterior	Fair	Window, 12 SF	5	23	1460414
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	12	32	1460429
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	4,014 SF	15	1460436
B3011		Fair	Roof, Clay/Concrete Tile	1,012 SF	32	1530177

West Riverside Elementary School / Building K Library and Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	7	32	1460419
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,250 SF	33	1460441
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,800 SF	5	1460443
C3021	Utility closet	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	100 SF	4	1460416
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,200 SF	8	1460432
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,000 SF	20	1460433
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,325 SF	4	1460437
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	850 SF	5	1460420
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,164 SF	15	1460426
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	4	8	1460424
D2012	Restrooms	Fair	Urinal, Standard	1	8	1460418
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	8	1460440
D2014	Utility closet	Fair	Service Sink, Floor	1	28	1460413
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	8	1460417
D2023	Utility closet	Fair	Water Heater, 30 - 80 GAL	1	10	1460434
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,014 SF	8	1530182
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	4,014 SF	1	1530179
HVAC						
D3032	Roof	Fair	Ductless Split System, 2.5 - 3 TON	1	8	1460422
D3042	Roof	Fair	Exhaust Fan, 50 - 500 CFM	3	11	1460428
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	12	1460427
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton	1	12	1460435
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1460412
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 600 AMP [LT]	1	18	1460415
D5012	Utility closet	Fair	Main Distribution Panel, 200 AMP	2	20	1460438
D5012	Utility closet	Fair	Secondary Transformer, 45 kVA	1	27	1460430
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,014 SF	18	1530183
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	9	14	1460439
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	12	8	1460421
D5029		Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,164 SF	12	1530189
D5092		Fair	Emergency/Exit Combo LED	5	5	1530186
Fire Alarm & Comm						
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	12	1460431
D5037		Fair	Fire Alarm Horn & Strobe	9	8	1530187

West Riverside Elementary School / Building Portable P 26 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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West Riverside Elementary School / Building Portable P 26 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,287 SF	5	1460539
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674551
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	1	12	1460542
Roofing						
B3011	Roof	Fair	Roof, Rolled Asphalt Roofing 20-Year	1,000 SF	4	1460541
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	1,287 SF	5	1460538
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	960 SF	8	1460543
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	18	1460544
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	1	1530847
HVAC						
D3052	Building exterior	Fair	Heat Pump, 3.5 - 5 TON	1	12	1460546
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,000 SF	25	1530848
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	12	1460545
D5029		Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,000 SF	15	1530846
D5092		Fair	Emergency/Exit Combo LED	1	5	1530849
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674541

West Riverside Elementary School / Building Portable P 27 Classroom

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	1,170 SF	5	1460553
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1460549
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1460558
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	1,100 SF	10	1674579
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1492867
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Standard	960 SF	9	1492863
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1460550
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1492875
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1530829
HVAC						
D3052	Building exterior 27	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	18	1460557
Electrical						

West Riverside Elementary School / Building Portable P 27 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1531393
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1492866
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1492872
D5092	Building Interior	Fair	Emergency/Exit Combo LED	1	5	1531392
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1531391

West Riverside Elementary School / Building Portable P 28 Classroom

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	1,170 SF	5	1674555
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674566
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1674554
Roofing						
B3011	Roof Portable 28	Fair	Roof, Rolled Asphalt Roofing 20-Year	1,100 SF	10	1460551
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1674561
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1674560
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1674559
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1674565
HVAC						
D3052	Building exterior 28	Good	Heat Pump, 3 TON	1	18	1460554
Electrical						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1674557
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1674562
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1674563
D5092	Building Interior	Fair	Emergency/Exit Combo LED	1	5	1674553
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674556

West Riverside Elementary School / Building Portable P 29 Classroom

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	1,170 SF	5	1674570
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674581
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1674569
Roofing						
B3011	Roof Portable 29	Fair	Roof, Rolled Asphalt Roofing 20-Year	1,100 SF	10	1460560
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1674576

West Riverside Elementary School / Building Portable P 29 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1674575
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1674574
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1674580
HVAC						
D3052	Building exterior 29	Good	Heat Pump, 4 TON	1	20	1460548
Electrical						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1674572
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1674577
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1674578
D5092	10 Portable Buildings	Fair	Emergency/Exit Combo LED	1	5	1674568
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674571

West Riverside Elementary School / Building Portable P 30 Classroom

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	1,170 SF	5	1674684
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674686
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1674685
Roofing						
B3011	Roof Portable 30	Fair	Roof, Rolled Asphalt Roofing 20-Year	1,100 SF	10	1460561
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1674687
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1674691
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1674688
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1674692
HVAC						
D3052	Building exterior 30	Fair	Heat Pump, 4 tons	1	8	1460559
Electrical						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1674690
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1674683
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1674689
D5092	10 Portable Buildings	Fair	Emergency/Exit Combo LED	1	5	1674682
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674693

West Riverside Elementary School / Building Portable P 31 Classroom

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

West Riverside Elementary School / Building Portable P 31 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,170 SF	5	1674585
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674596
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1674584
Roofing						
B3011	Roof Portable 31	Fair	Roof, Metal	1,100 SF	15	1460566
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1674591
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1674590
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1674589
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1674595
HVAC						
D3052	Building Exterior Module 31	Fair	Heat Pump, 4 TON	1	8	1492860
Electrical						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1674587
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1674592
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1674593
D5092	Building Interior	Fair	Emergency/Exit Combo LED	1	5	1674583
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674586

West Riverside Elementary School / Building Portable P 32 Classroom

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	1,170 SF	5	1674600
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674611
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1674599
Roofing						
B3011	Roof Portable 32	Fair	Roof, Metal	1,100 SF	15	1460564
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1674606
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1674605
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1674604
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1674610
HVAC						
D3052	Building Exterior Module 32	Fair	Heat Pump, 3.5 TON	1	13	1492870
Electrical						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1674602
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1674607

West Riverside Elementary School / Building Portable P 32 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1674608
D5092	10 Portable Buildings	Fair	Emergency/Exit Combo LED	1	5	1674598
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674601

West Riverside Elementary School / Building Portable P 33 Classroom

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	1,170 SF	5	1674615
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674626
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1674614
Roofing						
B3011	Roof Portable 33	Fair	Roof, Rolled Asphalt Roofing 20-Year	1,100 SF	10	1460567
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1674621
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1674620
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1674619
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1674625
HVAC						
D3052	Building Exterior Module 33	Fair	Heat Pump, 3.5 TON	1	13	1492869
Electrical						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1674617
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1674622
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1674623
D5092	10 Portable Buildings	Fair	Emergency/Exit Combo LED	1	5	1674613
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674616

West Riverside Elementary School / Building Portable P 34 Classroom

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	1,170 SF	5	1674630
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674641
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1674629
Roofing						
B3011	Roof Portable 34	Fair	Roof, Rolled Asphalt Roofing 20-Year	1,100 SF	10	1460565
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1674636
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1674635
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1674634

West Riverside Elementary School / Building Portable P 34 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1674640
HVAC						
D3052	Building Exterior Module 34	Fair	Heat Pump, 3.5 TON	1	13	1492861
Electrical						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1674632
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1674637
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1674638
D5092	Building Interior	Fair	Emergency/Exit Combo LED	1	5	1674628
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674631

West Riverside Elementary School / Building Portable P 37 Classroom

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	1,170 SF	5	1674645
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674656
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1674644
Roofing						
B3011	Roof Portable 37	Fair	Roof, Metal	1,100 SF	15	1460570
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1674651
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1674650
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1674649
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1674655
HVAC						
D3052	Building exterior 37	Fair	Heat Pump, 3.5 TON	1	10	1460562
Electrical						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1674647
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1674652
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1674653
D5092	Building Interior	Fair	Emergency/Exit Combo LED	1	5	1674643
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674646

West Riverside Elementary School / Building Portable P 38 Classroom

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	1,170 SF	5	1674660
B2021	Building Exterior	Fair	Window, 24 SF	2	11	1674671

West Riverside Elementary School / Building Portable P 38 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Building Exterior	Fair	Exterior Door, Steel	1	15	1674659
Roofing						
B3011	Roof Portable 38	Fair	Roof, Rolled Asphalt Roofing 20-Year	1,000 SF	10	1460571
Interiors						
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,170 SF	8	1674666
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	4	1674665
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1674664
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	1	1674670
HVAC						
D3052	Building exterior 38	Good	Heat Pump, 3 TON	1	20	1460555
Electrical						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	960 SF	15	1674662
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	4	1674667
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	8	1674668
D5092	Building Interior	Fair	Emergency/Exit Combo LED	1	5	1674658
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1674661

West Riverside Elementary School / Building Portable P 4 Classroom

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	1,134 SF	5	1668196
B2021	Building Exterior	Fair	Window, 24 SF	2	4	1668197
B2032	Building Exterior	Fair	Exterior Door, Steel	2	12	1668191
Roofing						
B3011	Roof	Fair	Roof, Metal	1,063 SF	20	1668213
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	2	10	1668214
C3012	Restroom	Fair	Interior Wall Finish, Laminated Paneling (FRP)	96 SF	10	1668209
C3012	Classroom	Fair	Interior Wall Finish, Vinyl	1,208 SF	8	1668201
C3024	Classroom	Fair	Interior Floor Finish, Vinyl Sheeting	368 SF	10	1668202
C3024	Restroom	Fair	Interior Floor Finish, Vinyl Sheeting	50 SF	10	1668212
C3025	Throughout Building	Good	Interior Floor Finish, Carpet Commercial Tile	543 SF	8	1668215
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1668216
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	2	15	1668210
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1668211
D2014	Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	1668200
D2029	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	960 SF	15	1668205

West Riverside Elementary School / Building Portable P 4 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	960 SF	1	1668206
HVAC						
D3052	Building Exterior	Poor	Heat Pump, 4 TON	1	2	1668199
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, 15 kVA	1	9	1668193
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	18	1668204
D5022	Building exterior	Fair	Light Fixture, 100 WATT	2	8	1668198
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	10	1668217
D5092	Throughout Building	Fair	Emergency/Exit Combo LED	2	5	1668203
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1668207

West Riverside Elementary School / Building Portables P 3 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior P 3	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,134 SF	5	1492829
B2021	Building Exterior P 3	Fair	Window, 12 SF	1	4	1492832
B2021	Building Exterior P 3	Fair	Window, 24 SF	2	4	1492834
B2032	Building Exterior	Fair	Exterior Door, Steel	2	12	1492837
Roofing						
B3011	Roof	Fair	Roof, Metal	1,066 SF	20	1492842
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	2	10	1492845
C3012	Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	91 SF	10	1492843
C3012	Throughout Building	Fair	Interior Wall Finish, Vinyl	1,208 SF	8	1492833
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	50 SF	10	1492841
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Sheeting	368 SF	10	1492827
C3025	Throughout Building	Good	Interior Floor Finish, Carpet Commercial Tile	543 SF	8	1530898
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	10	1492830
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	1492826
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1492839
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	1492840
D2029	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	960 SF	15	1531036
Fire Suppression						
D4019	Throughout Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	960 SF	1	1531023
HVAC						
D3052	Building Exterio	Fair	Heat Pump, 3 TON	1	11	1492828
Electrical						

West Riverside Elementary School / Building Portables P 3 Classroom

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Building exterior	Fair	Secondary Transformer, 25 kVA	1	15	1492836
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	18	1531067
D5022	Building exterior	Fair	Light Fixture, 100 WATT	2	8	1492844
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	960 SF	10	1492838
D5092		Fair	Emergency/Exit Combo LED	2	5	1531068
Fire Alarm & Comm						
D5037	Throughout Building	Fair	Fire Alarm Horn & Strobe	2	8	1531069

West Riverside Elementary School / Building Restroom # 1

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	1,417 SF	5	1492846
B2032	Building Exterior	Fair	Exterior Door, Steel	4	15	1492850
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	624 SF	12	1492849
Interiors						
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	15	1492852
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	224 SF	30	1492851
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	337 SF	5	1492853
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6	15	1492859
D2012	Restrooms	Fair	Urinal, Standard	2	18	1492847
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1492854
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	5	1492848
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	577 SF	28	1529519
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	577 SF	1	1529936
Electrical						
D5019		Fair	Full Electrical System Upgrade, Low Density/Complexity	577 SF	28	1529937
D5022	Building exterior	Fair	Light Fixture, 100 WATT	3	8	1492858
D5029	Restrooms	Fair	Lighting System, Interior, Low Density & Standard Fixtures	8 SF	8	1492855

West Riverside Elementary School / Building Restroom # 2

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	1,000 SF	5	1530643
B2032	Building Exterior	Fair	Exterior Door, Steel	4	10	1530644
Roofing						
B3011	Roof Restroom #2	Fair	Roof, Rolled Asphalt Roofing 20-Year	520 SF	6	1460568
Interiors						
C3012	building Restrooms #2	Fair	Interior Wall Finish, Laminated Paneling (FRP)	1,248 SF	15	1492865

West Riverside Elementary School / Building Restroom # 2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3021	Building Restroom #2	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	520 SF	8	1492877
C3032		Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	520 SF	8	1530835
Plumbing						
D2011	Building Restroom #2	Fair	Toilet, Commercial Water Closet	8	8	1492864
D2012	Building Restroom #2	Fair	Urinal, Standard	2	8	1492876
D2014	Building Restroom #2	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	8	1492873
D2018	Building exterior restrooms	Fair	Drinking Fountain, Outside/Site Style	2	8	1492862
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	520 SF	1	1530843
Electrical						
D5019		Fair	Full Electrical System Upgrade, Low Density/Complexity	520 SF	13	1530841
D5019		Fair	Full Electrical System Upgrade, Low Density/Complexity	520 SF	19	1530839
D5029		Fair	Lighting System, Interior, Medium Density & Standard Fixtures	520 SF	12	1530837
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	4	7	1530842

West Riverside Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2021	Site	Fair	Backflow Preventer, 10 INCH	1	15	1460583
Pavement						
G2022	Site next to Cafeteria / Kitchen	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	2,800 SF	2	1460592
G2022	Site South Parking Lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	30,000 SF	4	1460591
G2022	Site Main Front Parking	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	19,000 SF	2	1460575
G2031	Throughout the Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	26,685 SF	25	1531354
Site Development						
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	1,200 LF	24	1460576
G2041	Site	Fair	Fences & Gates, Chain Link, 4' High	3,700 LF	20	1460585
G2042	Site	Fair	Retaining Wall, Concrete Masonry Unit (per SF Face)	475 SF	20	1460589
G2044	Campus Entrance Site	Fair	Signage, Property, Monument/Pylon	1	4	1531251
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	25	12	1460584
G2047	Site	Fair	Play Structure, Swing Set only, 4 Seats	1	10	1460593
G2047	Site	Fair	Play Surfaces & Sports Courts, Rubber Tiles	850 SF	5	1460577
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	12,000 SF	3	1460595
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	12,000 SF	10	1460573
G2047	Site	Fair	Play Surfaces & Sports Courts, Sand, 6" Depth	3,000 SF	10	1460581
G2047	Site	Fair	Play Structure, Medium	1	10	1460590
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	1	10	1460586
G2047	Site	Fair	Play Structure, Small	1	10	1460572
G2047	Site	Fair	Play Structure, Swing Set only, 4 Seats	10	10	1460578
G2047	Site	Fair	Play Surfaces & Sports Courts, Rubber Tiles	3,500 SF	8	1460587

West Riverside Elementary School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	300 LF	25	1460582
Landscaping						
G2057	Site	Poor	Irrigation System	6,500 SF	2	1531253
Site Lighting						
G4021		NA	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	16	1	1531704
Accessibility						
Z105X	Entire School and Site	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1529605
Z105X		NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1512448

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
D2011	Restrooms	1492736	Toilet, Commercial Water Closet, Replace	30	22	8	1	EA	\$1,439.10	\$1,439									\$1,439													\$1,439
D2012	Restrooms	1492719	Urinal, Standard, Replace	30	22	8	5	EA	\$1,217.70	\$6,089									\$6,089													\$6,089
D2014	Restrooms	1492735	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	22	8	2	EA	\$1,881.90	\$3,764									\$3,764													\$3,764
D2014	Break Area	1492727	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	\$1,328.40	\$1,328									\$1,328													\$1,328
D2014	Restrooms	1492742	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	\$1,328.40	\$1,328									\$1,328													\$1,328
D2014	Work Room	1492723	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$1,660.50	\$1,661										\$1,661												\$1,661
D2014	Classrooms	1492738	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	4	EA	\$1,328.40	\$5,314											\$5,314											\$5,314
D2014	Utility closet	1492729	Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,549.80	\$1,550															\$1,550							\$1,550
D2018	Building exterior	1492733	Drinking Fountain, Outside/Site Style, Replace	15	14	1	1	EA	\$3,985.20	\$3,985		\$3,985															\$3,985					\$3,985
D2029	Building C Classrooms	1530083	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	32	8	5409	SF	\$12.18	\$65,865									\$65,865													\$65,865
D3052	Roof	1460297	Packaged Unit (RTU), 6 TON, Replace	20	12	8	1	EA	\$16,605.00	\$16,605									\$16,605													\$16,605
D3052	Roof	1460301	Packaged Unit (RTU), 6 TON, Replace	20	8	12	1	EA	\$16,605.00	\$16,605											\$16,605											\$16,605
D3052	Roof	1460298	Packaged Unit (RTU), 6 - 7.5 TON, Replace	20	7	13	1	EA	\$16,605.00	\$16,605													\$16,605									\$16,605
D3052	Roof	1460299	Packaged Unit (RTU), 6 TON, Replace	20	7	13	1	EA	\$16,605.00	\$16,605													\$16,605									\$16,605
D4019	Building C Classrooms	1530084	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	39	1	5409	SF	\$5.54	\$29,939		\$29,939																				\$29,939
D5012	Utility closet	1492721	Building/Main Switchboard, 400 AMP, Replace	40	25	15	2	EA	\$44,280.00	\$88,560															\$88,560							\$88,560
D5019	Building C Classrooms	1530085	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	35	5	5409	SF	\$19.93	\$107,780						\$107,780																\$107,780
D5022	Building exterior	1492730	Light Fixture, 100 WATT, Replace	20	15	5	12	EA	\$210.33	\$2,524						\$2,524																\$2,524
D5029	Throughout building	1492726	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	5409	SF	\$8.86	\$47,902									\$47,902													\$47,902
D5037	Building C Classrooms	1530087	Fire Alarm Horn & Strobe, Replace	15	7	8	5	EA	\$304.43	\$1,522										\$1,522												\$1,522
D5092	Building C Classrooms	1530086	Emergency/Exit Combo LED, Replace	10	5	5	8	EA	\$332.10	\$2,657						\$2,657									\$2,657							\$2,657
Totals, Unescalated											\$0	\$33,924	\$139,537	\$36,581	\$9,014	\$117,900	\$14,235	\$0	\$183,702	\$10,586	\$16,251	\$4,494	\$21,919	\$69,791	\$9,014	\$92,767	\$3,985	\$0	\$0	\$10,586	\$10,202	\$784,487
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$34,942	\$148,035	\$39,973	\$10,145	\$136,679	\$16,997	\$0	\$232,708	\$13,812	\$21,840	\$6,221	\$31,251	\$102,490	\$13,634	\$144,527	\$6,395	\$0	\$0	\$18,562	\$18,426	\$996,638

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

West Riverside Elementary School / Building D Classrooms																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1492757	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	3250	SF	\$3.32	\$10,793				\$10,793										\$10,793									\$21,587
B2021	Building Exterior	1492759	Window, 12 SF, Replace	30	28	2	16	EA	\$885.60	\$14,170			\$14,170																				\$14,170
B2021	Building Exterior	1492758	Window, 24 SF, Replace	30	28	2	28	EA	\$1,328.40	\$37,195			\$37,195																				\$37,195
B2032	Building Exterior	1492753	Exterior Door, Steel, Replace	40	30	10	8	EA	\$664.20	\$5,314											\$5,314												\$5,314
B3011	Roof	1460302	Roof, Modified Bituminous, Replace	20	16	4	4500	SF	\$11.07	\$49,815				\$49,815																			\$49,815
C3012	Throughout building	1492760	Interior Wall Finish, any surface, Prep & Paint	10	6	4	3430	SF	\$1.66	\$5,696				\$5,696										\$5,696									\$11,391
C3024	Classrooms	1492749	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	924	SF	\$5.54	\$5,114					\$5,114															\$5,114			\$10,229
C3025	Classrooms	1492761	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	2772	SF	\$8.30	\$23,015					\$23,015										\$23,015								\$46,029
C3032	Classrooms	1492756	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	3700	SF	\$3.87	\$14,336													\$14,336										\$14,336
D2014	Classrooms	1492748	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	4	EA	\$1,328.40	\$5,314											\$5,314												\$5,314
D2018	Building exterior	1492752	Drinking Fountain, Outside/Site Style, Replace	15	13	2	1	EA	\$3,985.20	\$3,985			\$3,985															\$3,985					\$3,985
D2018	Building exterior	1492750	Drinking Fountain, Outside/Site Style, Replace	15	12	3	1	EA	\$3,985.20	\$3,985			\$3,985																\$3,985				\$3,985
D2029	Building D Classrooms	1530090	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	32	8	4192	SF	\$12.18	\$51,046									\$51,046														\$51,046
D3052	Roof	1460303	Packaged Unit (RTU), 6 - 7.5 TON, Replace	20	8	12	1	EA	\$16,605.00	\$16,605													\$16,605										\$16,605
D3052	Roof	1460306	Packaged Unit (RTU), 6 - 7.5 TON, Replace	20	8	12	1	EA	\$16,605.00	\$16,605													\$16,605										\$16,605
D3052	Roof	1460304	Packaged Unit (RTU), 6 - 7.5 TON, Replace	20	8	12	1	EA	\$16,605.00	\$16,605													\$16,605										\$16,605
D3052	Roof	1460305	Packaged Unit (RTU), 6 - 7.5 TON, Replace	20	8	12	1	EA	\$16,605.00	\$16,605													\$16,605										\$16,605
D4019	Building D Classrooms	1530089	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	39	1	4192	SF	\$5.54	\$23,203		\$23,203																					\$23,203
D5019	Building D Classrooms	1530091	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	35	5	4192	SF	\$19.93	\$83,530						\$83,530																	\$83,530
D5022	Building exterior	1492754	Light Fixture, 100 WATT, Replace	20	17	3	3	EA	\$210.33	\$631				\$631																			\$631
D5022	Building exterior	1492751	Light Fixture, 100 WATT, Replace	20	17	3	3	EA	\$210.33	\$631				\$631																			\$631
D5029	Classrooms	1492755	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	3250	SF	\$8.86	\$28,782									\$28,782														\$28,782
D5037	Building D Classrooms	1530093	Fire Alarm Horn & Strobe, Replace	15	7	8	8	EA	\$304.43	\$2,435									\$2,435														\$2,435
D5092	Building D Classrooms	1530092	Emergency/Exit Combo LED, Replace	10	5	5	8	EA	\$332.10	\$2,657						\$2,657																	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate									
C3012	Kitchen	1460378	Interior Wall Finish, any surface, Prep & Paint	10	2	8	300	SF	\$1.66	\$498									\$498													\$996									
C3024	Cafeteria	1460384	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	5700	SF	\$5.54	\$31,550										\$31,550												\$31,550									
C3025	Cafeteria	1460391	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	1900	SF	\$8.30	\$15,775						\$15,775										\$15,775						\$31,550									
C3031	Kitchen	1460382	Interior Ceiling Finish, any flat surface, Prep & Paint	10	2	8	1350	SF	\$2.21	\$2,989									\$2,989													\$5,978									
C3032	Throughout building	1460362	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	6	19	5700	SF	\$3.87	\$22,085																						\$22,085									
D1013	Stage	1460350	Wheelchair Lift, 5' Rise, Renovate	25	18	7	1	EA	\$20,368.80	\$20,369							\$20,369																\$20,369								
D2011	Kitchen	1460386	Toilet, Residential Water Closet, Replace	30	14	16	1	EA	\$774.90	\$775																							\$775								
D2014	Office	1460365	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	1	EA	\$1,328.40	\$1,328																							\$1,328								
D2014	Kitchen Restroom	1460351	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	1	EA	\$1,660.50	\$1,661																							\$1,661								
D2023	Kitchen Utility Closet	1531249	Water Heater, Gas, Commercial, 100 GAL (200 MBH), Replace	20	11	9	1	EA	\$18,376.20	\$18,376										\$18,376													\$18,376								
D2029	Cafeteria	1531072	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	24	16	7000	SF	\$12.18	\$85,239																							\$85,239								
D3032	Roof	1460359	Condensing Unit/Heat Pump, 4 TON, Replace	15	7	8	1	EA	\$5,756.40	\$5,756										\$5,756													\$5,756								
D3032	Roof	1460357	Condensing Unit/Heat Pump, 4 TON, Replace	15	7	8	1	EA	\$5,756.40	\$5,756										\$5,756													\$5,756								
D3042	Roof	1460368	Exhaust Fan, 1001 - 2000 CFM, Replace	20	5	15	1	EA	\$2,656.80	\$2,657																	\$2,657						\$2,657								
D3052	Roof	1460380	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$12,177.00	\$12,177										\$12,177													\$12,177								
D3052	Roof	1460353	Packaged Unit (RTU), 5 TON, Replace	20	8	12	1	EA	\$12,177.00	\$12,177													\$12,177										\$12,177								
D3052	Roof	1460373	Packaged Unit (RTU), 3 Ton, Replace	20	7	13	1	EA	\$8,302.50	\$8,303														\$8,303									\$8,303								
D4019	Careteria	1531071	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	40	39	1	7000	SF	\$7.75	\$54,243	\$54,243																						\$54,243								
D4091	Kitchen	1460389	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	5	15	12	LF	\$442.80	\$5,314																	\$5,314						\$5,314								
D5019	Cafeteria	1531243	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	35	5	7000	SF	\$19.93	\$139,482						\$139,482																	\$139,482								
D5022	Building exterior	1460366	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	3	EA	\$232.47	\$697											\$697												\$697								
D5022	Building exterior	1460369	Light Fixture, 250 WATT, Replace	20	8	12	5	EA	\$243.54	\$1,218																							\$1,218								
D5029	Cafeteria	1460352	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	8	12	4500	SF	\$8.86	\$39,852																							\$39,852								
D5037	Cafeteria	1531246	Fire Alarm Horn & Strobe, Replace	15	7	8	5	EA	\$304.43	\$1,522										\$1,522													\$1,522								
D5092	Cafeteria	1531245	Emergency/Exit Combo LED, Replace	10	5	5	7	EA	\$332.10	\$2,325						\$2,325											\$2,325						\$4,649								
E1093	Kitchen	1460349	Commercial Kitchen, 8 - 10 LF, Replace	15	7	8	1	EA	\$4,981.50	\$4,982										\$4,982													\$4,982								
E1093	Kitchen	1460374	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	\$2,988.90	\$2,989										\$2,989													\$2,989								
E1093	Kitchen	1460392	Commercial Kitchen, Food Warmer, Replace	15	6	9	1	EA	\$1,881.90	\$1,882										\$1,882													\$1,882								
E1093	Kitchen	1460387	Commercial Kitchen, Convection Oven, Double, Replace	10	0	10	1	EA	\$10,516.50	\$10,517											\$10,517												\$10,517								
E1093	Kitchen	1460367	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle, Replace	15	3	12	1	EA	\$7,416.90	\$7,417																							\$7,417								
E1093	Kitchen	1460354	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	3	12	1	EA	\$5,092.20	\$5,092																							\$5,092								
E1093	Kitchen	1460377	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	3	12	1	EA	\$5,092.20	\$5,092																							\$5,092								
E1093	Kitchen	1460383	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	3	12	1	EA	\$4,206.60	\$4,207																							\$4,207								
E1093	Kitchen	1460388	Commercial Kitchen, Food Warmer, Replace	15	3	12	1	EA	\$1,881.90	\$1,882																							\$1,882								
E1093	Kitchen	1460381	Commercial Kitchen, Steam Kettle, Replace	20	2	18	1	EA	\$33,210.00	\$33,210																							\$33,210								
Totals, Unescalated											\$0	\$54,243	\$0	\$0	\$0	\$141,807	\$19,926	\$28,173	\$75,636	\$51,808	\$11,214	\$0	\$106,568	\$8,303	\$0	\$10,295	\$108,929	\$7,804	\$75,663	\$22,085	\$12,620							\$735,073			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$55,870	\$0	\$0	\$0	\$164,393	\$23,793	\$34,649	\$95,813	\$67,597	\$15,071	\$0	\$151,940	\$12,193	\$0	\$16,039	\$174,799	\$12,899	\$128,812	\$38,726	\$22,793										\$1,015,387

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

West Riverside Elementary School / Building F Classrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Building Exterior	1492780	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3250	SF	\$3.32	\$10,793						\$10,793																		\$21,587
B2021	Building Exterior	1492784	Window, 24 SF, Replace	30	28	2	32	EA	\$1,328.40	\$42,509				\$42,509																				\$42,509
B2021	Building Exterior	1492772	Window, 24 SF, Replace	30	28	2	22	EA	\$885.60	\$19,483				\$19,483																				\$19,483
B2032	Building Exterior	1492776	Exterior Door, Wood Solid-Core, Replace	25	15	10	11	EA	\$774.90	\$8,524											\$8,524													\$8,524
B3011	Roof	1460398	Roof, Modified Bituminous, Replace	20	16	4	5000	SF	\$11.07	\$55,350					\$55,350																			\$55,350
C1021	Restrooms	1492767	Interior Door, Wood Solid-Core, Replace	40	20	20	1	EA	\$774.90	\$775																								\$775
C1031	Restrooms	1492782	Toilet Partitions, Metal, Replace	20	10	10	3	EA	\$940.95	\$2,823											\$2,823													\$2,823
C3012	Office	1492764	Interior Wall Finish, any surface, Prep & Paint	10	5	5	380	SF	\$1.66	\$631						\$631																		\$631
C3012	Restrooms	1492765	Interior Wall Finish, any surface, Prep & Paint	10	5	5	505	SF	\$1.66	\$839						\$839																		\$839
C3012	Classrooms	1492768	Interior Wall Finish, any surface, Prep & Paint	10	5	5	5810	SF	\$1.66	\$9,648						\$9,648																		

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	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		
D2029	Building F Classrooms	1530097	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	32	8	4812	SF	\$12.18	\$58,596									\$58,596														\$58,596		
D3052	Roof	1460396	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$12,177.00	\$12,177									\$12,177														\$12,177		
D3052	Roof	1460397	Packaged Unit (RTU), 5 TON, Replace	20	8	12	1	EA	\$12,177.00	\$12,177												\$12,177											\$12,177		
D3052	Roof	1460395	Packaged Unit (RTU), 5 TON, Replace	20	8	12	1	EA	\$12,177.00	\$12,177												\$12,177											\$12,177		
D3052	Roof	1460394	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177										\$12,177		
D3052	Roof	1460393	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177										\$12,177		
D4019	Building F Classrooms	1530096	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	39	1	4812	SF	\$5.54	\$26,634		\$26,634																					\$26,634		
D5012	Building exterior	1492778	Secondary Transformer, 15 kVA, Replace	30	22	8	1	EA	\$6,642.00	\$6,642									\$6,642														\$6,642		
D5019	Building F Classrooms	1530098	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	35	5	4812	SF	\$19.93	\$95,884						\$95,884																	\$95,884		
D5022	Building exterior	1492762	Light Fixture, 100 WATT, Replace	20	12	8	4	EA	\$210.33	\$841									\$841														\$841		
D5029	Throughout building	1492770	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	3980	SF	\$8.86	\$35,247											\$35,247												\$35,247		
D5037	Building F Classrooms	1530101	Fire Alarm Horn & Strobe, Replace	15	7	8	5	EA	\$304.43	\$1,522									\$1,522														\$1,522		
D5092	Building F Classrooms	1530100	Emergency/Exit Combo LED, Replace	10	5	5	9	EA	\$332.10	\$2,989						\$2,989									\$2,989								\$2,989		
Totals, Unescalated											\$0	\$30,620	\$61,992	\$0	\$55,350	\$148,945	\$0	\$0	\$99,261	\$0	\$46,594	\$0	\$24,354	\$24,354	\$0	\$67,851	\$3,985	\$0	\$2,325	\$0	\$17,964				\$583,595
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$31,538	\$65,767	\$0	\$62,297	\$172,668	\$0	\$0	\$125,741	\$0	\$62,618	\$0	\$34,723	\$35,765	\$0	\$105,709	\$6,395	\$0	\$3,958	\$0	\$32,446				\$739,625

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

West Riverside Elementary School / Building G Classrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate
B2011	Building Exterior	1492789	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3660	SF	\$3.32	\$12,155						\$12,155										\$12,155							\$24,310
B2021	Building Exterior Boys Restroom	1492808	Window, 24 SF, Replace	30	30	0	4	EA	\$1,328.40	\$5,314	\$5,314																						\$5,314
B2021	Building Exterior	1495942	Window, 24 SF, Replace	30	28	2	32	EA	\$1,328.40	\$42,509			\$42,509																				\$42,509
B2021	Building Exterior	1492791	Window, 24 SF, Replace	30	28	2	14	EA	\$1,328.40	\$18,598			\$18,598																				\$18,598
B2032	Building Exterior	1492795	Exterior Door, Wood Solid-Core, Replace	25	17	8	11	EA	\$774.90	\$8,524									\$8,524														\$8,524
B3011	Roof	1460403	Roof, Modified Bituminous, Replace	20	12	8	5000	SF	\$11.07	\$55,350									\$55,350														\$55,350
C1031	Restrooms	1492801	Toilet Partitions, Metal, Replace	20	15	5	3	EA	\$940.95	\$2,823						\$2,823																	\$2,823
C3012	Classrooms	1492803	Interior Wall Finish, any surface, Prep & Paint	10	6	4	5810	SF	\$1.66	\$9,648					\$9,648									\$9,648									\$9,648
C3012	Restrooms	1492807	Interior Wall Finish, any surface, Prep & Paint	10	5	5	505	SF	\$1.66	\$839						\$839										\$839							\$839
C3012	Classrooms 24	1492793	Interior Wall Finish, Vinyl, Replace	15	7	8	976	SF	\$2.77	\$2,701									\$2,701														\$2,701
C3012	Restrooms	1492790	Interior Wall Finish, Ceramic Tile, Replace	40	25	15	606	SF	\$19.93	\$12,075															\$12,075								\$12,075
C3024	Classrooms	1492802	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	924	SF	\$5.54	\$5,114						\$5,114														\$5,114			\$10,229
C3024	Restrooms	1492788	Interior Floor Finish, Ceramic Tile, Replace	40	25	15	225	SF	\$19.93	\$4,483															\$4,483								\$4,483
C3025	Classrooms	1492800	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	2776	SF	\$8.30	\$23,048						\$23,048									\$23,048								\$46,095
C3025	Classrooms 25	1492806	Interior Floor Finish, Carpet Commercial Standard, Replace	10	1	9	694	SF	\$8.30	\$5,762										\$5,762								\$5,762					\$11,524
C3032	Classrooms	1492805	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	3700	SF	\$3.87	\$14,336											\$14,336												\$14,336
D2011	Restrooms	1492794	Toilet, Commercial Water Closet, Replace	30	22	8	5	EA	\$1,439.10	\$7,196									\$7,196														\$7,196
D2012	Restrooms	1492796	Urinal, Standard, Replace	30	22	8	5	EA	\$1,217.70	\$6,089									\$6,089														\$6,089
D2014	Classrooms	1492804	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	4	EA	\$1,328.40	\$5,314									\$5,314														\$5,314
D2014	Restrooms	1492797	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	4	EA	\$1,660.50	\$6,642									\$6,642														\$6,642
D2014	Utility closet	1492809	Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,549.80	\$1,550														\$1,550									\$1,550
D2018	Building exterior	1492798	Drinking Fountain, Outside/Site Style, Replace	15	13	2	1	EA	\$3,985.20	\$3,985			\$3,985															\$3,985					\$3,985
D2029	Building G Classrooms	1530142	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	32	8	4812	SF	\$12.18	\$58,596									\$58,596														\$58,596
D3052	Roof	1460402	Packaged Unit (RTU), 5 TON, Replace	20	8	12	1	EA	\$12,177.00	\$12,177													\$12,177										\$12,177
D3052	Roof	1460401	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177									\$12,177
D3052	Roof	1460399	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177									\$12,177
D3052	Roof	1460400	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177									\$12,177
D4019	Building G Classrooms	1530140	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	39	1	4812	SF	\$5.54	\$26,634		\$26,634																					\$26,634
D5012	Building exterior	1492799	Secondary Transformer, 15 kVA, Replace	30	15	15	1	EA	\$6,642.00	\$6,642															\$6,642								\$6,642
D5019	Building G Classrooms	1530143	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	35	5	4812	SF	\$19.93	\$95,884						\$95,884																	\$95,884
D5022	Building G Classrooms	1492792	Light Fixture, 100 WATT, Replace	20	15	5	5	EA	\$210.33	\$1,052						\$1,052																	\$1,052
D5029	Classrooms	1492787	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	3700	SF																									

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair	Estimate	
C1021	Building exterior	1492817	Interior Door, Wood Solid-Core, Replace	40	28	12	2	EA	\$774.90	\$1,550												\$1,550										\$1,550	
C3012	Classrooms	1492812	Interior Wall Finish, any surface, Prep & Paint	10	5	5	4360	SF	\$1.66	\$7,240					\$7,240											\$7,240							\$14,480
C3012	Restrooms	1492819	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	20	10	250	SF	\$17.71	\$4,428										\$4,428													\$4,428
C3024	Classrooms	1492811	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	325	SF	\$5.54	\$1,799						\$1,799																	\$1,799
C3025	Office	1492818	Interior Floor Finish, Carpet Commercial Standard, Replace	10	1	9	560	SF	\$8.30	\$4,649									\$4,649								\$4,649						\$9,299
C3032	Throughout building	1492824	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	3030	SF	\$3.87	\$11,740												\$11,740											\$11,740
D2011	Restrooms	1492825	Toilet, Child-Sized, Replace	30	22	8	2	EA	\$996.30	\$1,993										\$1,993													\$1,993
D2014	Work Room	1492820	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	\$1,328.40	\$1,328										\$1,328													\$1,328
D2014	Classrooms	1492823	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	2	EA	\$1,328.40	\$2,657										\$2,657													\$2,657
D2029	Building J Classrooms	1530078	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	32	8	3175	SF	\$5.54	\$17,574										\$17,574													\$17,574
D3042	Roof	1460408	Exhaust Fan, 50 - 500 CFM, Replace	20	10	10	1	EA	\$1,328.40	\$1,328										\$1,328													\$1,328
D3052	Roof	1460406	Packaged Unit (RTU), 5 TON, Replace	20	8	12	1	EA	\$12,177.00	\$12,177												\$12,177											\$12,177
D3052	Roof	1460407	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177										\$12,177
D3052	Roof	1460405	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177										\$12,177
D4019	Building J Classrooms	1530073	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	39	1	3175	SF	\$5.54	\$17,574	\$17,574																						\$17,574
D5012	Roof	1460404	Secondary Transformer, 75 kVA, Replace	30	22	8	1	EA	\$11,070.00	\$11,070									\$11,070														\$11,070
D5019	Building J Classrooms	1530069	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	35	5	3175	SF	\$19.93	\$63,265										\$63,265													\$63,265
D5022	Building exterior	1492815	Light Fixture, 100 WATT, Replace	20	16	4	4	EA	\$210.33	\$841										\$841													\$841
D5029	Classrooms	1492814	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	3030	SF	\$8.86	\$26,834										\$26,834													\$26,834
D5037	Building J Classrooms	1530071	Fire Alarm Horn & Strobe, Replace	15	7	8	3	EA	\$304.43	\$913										\$913													\$913
D5092	Building J Classrooms	1530076	Emergency/Exit Combo LED, Replace	10	5	5	6	EA	\$332.10	\$1,993													\$1,993										\$3,985
Totals, Unescalated											\$0	\$17,574	\$0	\$0	\$12,797	\$72,497	\$8,303	\$1,799	\$116,833	\$4,649	\$8,413	\$0	\$25,467	\$24,354	\$0	\$9,232	\$8,303	\$0	\$0	\$4,649	\$0	\$0	\$314,870
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$18,101	\$0	\$0	\$14,403	\$84,044	\$9,914	\$2,212	\$148,000	\$6,066	\$11,307	\$0	\$36,309	\$35,765	\$0	\$14,384	\$13,323	\$0	\$0	\$8,153	\$0	\$0	\$401,981

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

West Riverside Elementary School / Building K Library and Office

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair	Estimate	
B2011	Building Exterior	1460442	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	6	4	7500	SF	\$3.54	\$26,568					\$26,568																		\$26,568
B3011	Roof	1460436	Roof, Modified Bituminous, Replace	20	5	15	4014	SF	\$11.07	\$44,435															\$44,435								\$44,435
C3012	Throughout building	1460443	Interior Wall Finish, any surface, Prep & Paint	10	5	5	8800	SF	\$1.66	\$14,612					\$14,612										\$14,612								\$29,225
C3021	Utility closet	1460416	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	6	4	100	SF	\$1.66	\$166					\$166									\$166									\$332
C3024	Throughout building	1460432	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	4200	SF	\$5.54	\$23,247									\$23,247														\$23,247
C3024	Restrooms	1460433	Interior Floor Finish, Ceramic Tile, Replace	40	20	20	1000	SF	\$19.93	\$19,926																			\$19,926				\$19,926
C3025	Throughout building	1460437	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	1325	SF	\$8.30	\$11,001					\$11,001								\$11,001										\$22,002
C3031	Throughout building	1460420	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	850	SF	\$2.21	\$1,882					\$1,882										\$1,882								\$3,764
C3032	Throughout building	1460426	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	10	15	3164	SF	\$3.87	\$12,259														\$12,259									\$12,259
D2011	Restrooms	1460424	Toilet, Commercial Water Closet, Replace	30	22	8	4	EA	\$1,439.10	\$5,756										\$5,756													\$5,756
D2012	Restrooms	1460418	Urinal, Standard, Replace	30	22	8	1	EA	\$1,217.70	\$1,218										\$1,218													\$1,218
D2014	Throughout building	1460440	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	22	8	4	EA	\$1,217.70	\$4,871										\$4,871													\$4,871
D2014	Restrooms	1460417	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	5	EA	\$1,660.50	\$8,303										\$8,303													\$8,303
D2023	Utility closet	1460434	Water Heater, 30 - 80 GAL., Replace	20	10	10	1	EA	\$13,726.80	\$13,727										\$13,727													\$13,727
D2029	Building K Library and Office	1530182	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	32	8	4014	SF	\$12.18	\$48,878										\$48,878													\$48,878
D3032	Roof	1460422	Ductless Split System, 2.5 - 3 TON, Replace	15	7	8	1	EA	\$6,752.70	\$6,753										\$6,753													\$6,753
D3042	Roof	1460428	Exhaust Fan, 50 - 500 CFM, Replace	20	9	11	3	EA	\$1,328.40	\$3,985													\$3,985										\$3,985
D3052	Roof	1460412	Packaged Unit (RTU), 5 TON, Replace	20	16	4	1	EA	\$12,177.00	\$12,177					\$12,177																		\$12,177
D3052	Roof	1460427	Packaged Unit (RTU), 5 TON, Replace	20	8	12	1	EA	\$12,177.00	\$12,177													\$12,177										\$12,177
D3052	Roof	1460435	Packaged Unit (RTU), 5 Ton, Replace	20	8	12	1	EA	\$12,177.00	\$12,177													\$12,177										\$12,177
D4019	Building K Library and Office	1530179	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	40	39	1	4014	SF	\$7.75	\$31,104	\$31,104																						\$31,104
D5012	Utility closet	1460415	Main Distribution Panel, 600 AMP, Replace	30	12	18	1	EA	\$7,749.00	\$7,749																	\$7,749						\$7,749
D5012	Utility closet	1460438	Main Distribution Panel, 200 AMP, Replace	30	10	20	2	EA	\$2,767.50	\$5,535																				\$5,535			\$5,535
D5019	Building K Library and Office	1530183	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	22	18	4014	SF	\$19.93	\$79,983																							

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039 Deficiency Repair Estimate				
B2011	Building Exterior	1460539	Exterior Wall, Textured Plywood (T1-11), Replace	25	20	5	1287	SF	\$13.84	\$17,809						\$17,809																\$17,809			
B2021	Building Exterior	1674551	Window, 24 SF, Replace	30	19	11	2	EA	\$1,051.65	\$2,103												\$2,103										\$2,103			
B2032	Building Exterior	1460542	Exterior Door, Steel Fire, 90-Minutes and Over, Replace	40	28	12	1	EA	\$1,051.65	\$1,052													\$1,052									\$1,052			
B3011	Roof	1460541	Roof, Rolled Asphalt Roofing 20-Year, Replace	20	16	4	1000	SF	\$4.21	\$4,207					\$4,207																	\$4,207			
C3012	Throughout building	1460538	Interior Wall Finish, Vinyl, Replace	15	10	5	1287	SF	\$2.77	\$3,562						\$3,562															\$3,562	\$7,124			
C3025	Throughout building	1460543	Interior Floor Finish, Carpet Commercial Tile, Replace	10	2	8	960	SF	\$7.20	\$6,908								\$6,908									\$6,908					\$13,815			
C3032	Throughout building	1460544	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	7	18	1000	SF	\$3.87	\$3,875																		\$3,875				\$3,875			
D3052	Building exterior	1460546	Heat Pump, 3.5 - 5 TON, Replace	20	8	12	1	EA	\$6,974.10	\$6,974																						\$6,974			
D4019	Building Portable P 26 Classroom	1530847	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	39	1	1000	SF	\$5.54	\$5,535		\$5,535																				\$5,535			
D5022	Building exterior	1460545	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	8	12	1	EA	\$232.47	\$232													\$232									\$232			
D5029	Building Portable P 26 Classroom	1530846	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	5	15	1000	SF	\$8.86	\$8,856																\$8,856						\$8,856			
D5037	Throughout Building	1674541	Fire Alarm Horn & Strobe, Replace	15	7	8	2	EA	\$304.43	\$609									\$609													\$609			
D5092	Building Portable P 26 Classroom	1530849	Emergency/Exit Combo LED, Replace	10	5	5	1	EA	\$332.10	\$332						\$332										\$332						\$332			
Totals, Unescalated											\$0	\$5,535	\$0	\$0	\$4,207	\$21,703	\$0	\$0	\$7,517	\$0	\$0	\$2,103	\$8,258	\$0	\$0	\$9,188	\$0	\$0	\$10,782	\$0	\$0	\$10,782	\$0	\$3,562	\$72,854
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$5,701	\$0	\$0	\$4,735	\$25,159	\$0	\$0	\$9,522	\$0	\$0	\$2,911	\$11,774	\$0	\$0	\$14,315	\$0	\$0	\$18,356	\$0	\$0	\$18,356	\$0	\$6,433	\$98,906

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

West Riverside Elementary School / Building Portable P 27 Classroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039 Deficiency Repair Estimate					
B2011	Building Exterior	1460553	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1170	SF	\$3.32	\$3,886						\$3,886																\$3,886	\$7,771			
B2021	Building Exterior	1460549	Window, 24 SF, Replace	30	19	11	2	EA	\$1,051.65	\$2,103												\$2,103											\$2,103			
B2032	Building Exterior	1460558	Exterior Door, Steel, Replace	40	25	15	1	EA	\$664.20	\$664															\$664								\$664			
B3011	Roof	1674579	Roof, Modified Bituminous, Replace	20	10	10	1100	SF	\$11.07	\$12,177											\$12,177												\$12,177			
C3012	Classroom	1492867	Interior Wall Finish, Vinyl, Replace	15	7	8	1170	SF	\$2.77	\$3,238									\$3,238														\$3,238			
C3025	Throughout Building	1460550	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	960	SF	\$8.30	\$7,970					\$7,970																		\$7,970			
C3025	Classrooms	1492863	Interior Floor Finish, Carpet Commercial Standard, Replace	10	1	9	960	SF	\$8.30	\$7,970										\$7,970													\$7,970			
C3032	Classrooms	1492875	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720																							\$3,720			
D3052	Building exterior 27	1460557	Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	2	18	1	EA	\$4,870.80	\$4,871																							\$4,871			
D4019	Throughout Building	1530829	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	39	1	960	SF	\$3.32	\$3,188		\$3,188																					\$3,188			
D5019	Throughout Building	1531393	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	25	15	960	SF	\$14.39	\$13,815																							\$13,815			
D5022	Building exterior	1492866	Light Fixture, 100 WATT, Replace	20	16	4	1	EA	\$210.33	\$210					\$210																		\$210			
D5029	Throughout Building	1492872	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	960	SF	\$8.86	\$8,502										\$8,502													\$8,502			
D5037	Throughout Building	1531391	Fire Alarm Horn & Strobe, Replace	15	7	8	2	EA	\$304.43	\$609										\$609													\$609			
D5092	Building Interior	1531392	Emergency/Exit Combo LED, Replace	10	5	5	1	EA	\$332.10	\$332						\$332																	\$332			
Totals, Unescalated											\$0	\$3,188	\$0	\$0	\$8,181	\$4,218	\$0	\$0	\$12,349	\$7,970	\$12,177	\$2,103	\$3,720	\$0	\$7,970	\$18,697	\$0	\$0	\$4,871	\$7,970	\$0	\$0	\$4,871	\$7,970	\$0	\$93,414
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$3,284	\$0	\$0	\$9,207	\$4,889	\$0	\$0	\$15,643	\$10,400	\$16,365	\$2,911	\$5,303	\$0	\$12,056	\$29,130	\$0	\$0	\$8,292	\$13,976	\$0	\$0	\$8,292	\$13,976	\$0	\$131,457

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

West Riverside Elementary School / Building Portable P 28 Classroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039 Deficiency Repair Estimate			
B2011	Building Exterior	1674555	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1170	SF	\$3.32	\$3,886						\$3,886																	\$3,886	\$7,771
B2021	Building Exterior	1674566	Window, 24 SF, Replace	30	19	11	2	EA	\$1,051.65	\$2,103												\$2,103												\$2,103
B2032	Building Exterior	1674554	Exterior Door, Steel, Replace	40	25	15	1	EA	\$664.20	\$664																\$664								\$664
B3011	Roof Portable 28	1460551	Roof, Rolled Asphalt Roofing 20-Year, Replace	20	10	10	1100	SF	\$4.21	\$4,627											\$4,627												\$4,627	
C3012	Classroom	1674561	Interior Wall Finish, Vinyl, Replace	15	7	8	1170	SF	\$2.77	\$3,238																							\$3,238	
C3025	Throughout Building	1674560	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	960	SF	\$8.30	\$7,970					\$7,970																		\$7,970	
C3032	Classrooms	1674559	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720																							\$3,720	
D3052	Building exterior 28	1460554	Heat Pump, 3 TON, Replace	20	2	18	1	EA	\$6,088.50	\$6,089																								\$6,089
D4019	Throughout Building	1674565	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	39	1	960	SF	\$3.32	\$3,188		\$3,188																					\$3,188	
D5019	Throughout Building	1674557	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	25	15	960	SF	\$14.39	\$13,815																								\$13,815
D5022	Building exterior	1674562	Light Fixture, 100 WATT, Replace	20	16	4	1	EA	\$210.33	\$210					\$210																			\$210
D5029	Throughout Building	1674563	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	960	SF	\$8.86	\$8,502										\$8,502														\$8,502
D5037	Throughout Building	1674556	Fire Alarm Horn & Strobe, Replace	15	7	8	2	EA	\$304.43	\$609										\$609														\$609
D5092	Building Interior	1674553	Emergency/Exit Combo LED, Replace	10	5	5</																												

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	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			
B3011	Roof Portable 29	1460560	Roof, Rolled Asphalt Roofing 20-Year, Replace	20	10	10	1100	SF	\$4.21	\$4,627												\$4,627											\$4,627			
C3012	Classroom	1674576	Interior Wall Finish, Vinyl, Replace	15	7	8	1170	SF	\$2.77	\$3,238										\$3,238														\$3,238		
C3025	Throughout Building	1674575	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	960	SF	\$8.30	\$7,970					\$7,970										\$7,970									\$15,941		
C3032	Classrooms	1674574	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720													\$3,720											\$3,720		
D3052	Building exterior 29	1460548	Heat Pump, 4 TON, Replace	20	0	20	1	EA	\$6,088.50	\$6,089																					\$6,089		\$6,089			
D4019	Throughout Building	1674580	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	39	1	960	SF	\$3.32	\$3,188			\$3,188																				\$3,188			
D5019	Throughout Building	1674572	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	25	15	960	SF	\$14.39	\$13,815																							\$13,815	\$13,815		
D5022	Building exterior	1674577	Light Fixture, 100 WATT, Replace	20	16	4	1	EA	\$210.33	\$210					\$210																			\$210		
D5029	Throughout Building	1674578	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	960	SF	\$8.86	\$8,502																								\$8,502		
D5037	Throughout Building	1674571	Fire Alarm Horn & Strobe, Replace	15	7	8	2	EA	\$304.43	\$609																								\$609		
D5092	10 Portable Buildings	1674568	Emergency/Exit Combo LED, Replace	10	5	5	1	EA	\$332.10	\$332						\$332																		\$664		
Totals, Unescalated												\$0	\$3,188	\$0	\$0	\$8,181	\$4,218	\$0	\$0	\$12,349	\$0	\$4,627	\$2,103	\$3,720	\$0	\$7,970	\$18,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,089	\$71,141
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$3,284	\$0	\$0	\$9,207	\$4,889	\$0	\$0	\$15,643	\$0	\$6,219	\$2,911	\$5,303	\$0	\$12,056	\$29,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,997	\$99,639

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

West Riverside Elementary School / Building Portable P 30 Classroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Building Exterior	1674684	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1170	SF	\$3.32	\$3,886						\$3,886											\$3,886							\$7,771		
B2021	Building Exterior	1674686	Window, 24 SF, Replace	30	19	11	2	EA	\$1,051.65	\$2,103													\$2,103											\$2,103		
B2032	Building Exterior	1674685	Exterior Door, Steel, Replace	40	25	15	1	EA	\$664.20	\$664																	\$664							\$664		
B3011	Roof Portable 30	1460561	Roof, Rolled Asphalt Roofing 20-Year, Replace	20	10	10	1100	SF	\$4.21	\$4,627												\$4,627												\$4,627		
C3012	Classroom	1674687	Interior Wall Finish, Vinyl, Replace	15	7	8	1170	SF	\$2.77	\$3,238										\$3,238														\$3,238		
C3025	Throughout Building	1674691	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	960	SF	\$8.30	\$7,970					\$7,970											\$7,970								\$15,941		
C3032	Classrooms	1674688	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720													\$3,720											\$3,720		
D3052	Building exterior 30	1460559	Heat Pump, 4 tons, Replace	20	12	8	1	EA	\$6,088.50	\$6,089																								\$6,089		
D4019	Throughout Building	1674692	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	39	1	960	SF	\$3.32	\$3,188			\$3,188																					\$3,188		
D5019	Throughout Building	1674690	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	25	15	960	SF	\$14.39	\$13,815																								\$13,815	\$13,815	
D5022	Building exterior	1674683	Light Fixture, 100 WATT, Replace	20	16	4	1	EA	\$210.33	\$210					\$210																			\$210		
D5029	Throughout Building	1674689	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	960	SF	\$8.86	\$8,502																									\$8,502	
D5037	Throughout Building	1674693	Fire Alarm Horn & Strobe, Replace	15	7	8	2	EA	\$304.43	\$609																									\$609	
D5092	10 Portable Buildings	1674682	Emergency/Exit Combo LED, Replace	10	5	5	1	EA	\$332.10	\$332						\$332																			\$664	
Totals, Unescalated												\$0	\$3,188	\$0	\$0	\$8,181	\$4,218	\$0	\$0	\$18,437	\$0	\$4,627	\$2,103	\$3,720	\$0	\$7,970	\$18,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,141
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$3,284	\$0	\$0	\$9,207	\$4,889	\$0	\$0	\$23,356	\$0	\$6,219	\$2,911	\$5,303	\$0	\$12,056	\$29,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,355

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

West Riverside Elementary School / Building Portable P 31 Classroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Building Exterior	1674585	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1170	SF	\$3.32	\$3,886						\$3,886											\$3,886							\$7,771		
B2021	Building Exterior	1674596	Window, 24 SF, Replace	30	19	11	2	EA	\$1,051.65	\$2,103													\$2,103											\$2,103		
B2032	Building Exterior	1674584	Exterior Door, Steel, Replace	40	25	15	1	EA	\$664.20	\$664																	\$664							\$664		
B3011	Roof Portable 31	1460566	Roof, Metal, Replace	40	25	15	1100	SF	\$14.39	\$15,830																	\$15,830							\$15,830		
C3012	Classroom	1674591	Interior Wall Finish, Vinyl, Replace	15	7	8	1170	SF	\$2.77	\$3,238																								\$3,238		
C3025	Throughout Building	1674590	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	960	SF	\$8.30	\$7,970					\$7,970												\$7,970							\$15,941		
C3032	Classrooms	1674589	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720														\$3,720											\$3,720	
D3052	Building Exterior Module 31	1492860	Heat Pump, 4 TON, Replace	20	12	8	1	EA	\$6,088.50	\$6,089																								\$6,089		
D4019	Throughout Building	1674595	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	39	1	960	SF	\$3.32	\$3,188			\$3,188																					\$3,188		
D5019	Throughout Building	1674587	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	25	15	960	SF	\$14.39	\$13,815																								\$13,815	\$13,815	
D5022	Building exterior	1674592	Light Fixture, 100 WATT, Replace	20	16	4	1	EA	\$210.33	\$210					\$210																			\$210		
D5029	Throughout Building	1674593	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	960	SF	\$8.86	\$8,502																									\$8,502	
D5037	Throughout Building	1674586	Fire Alarm Horn & Strobe, Replace	15	7	8	2	EA	\$304.43	\$609																									\$609	
D5092	Building Interior	1674583	Emergency/Exit Combo LED, Replace	10	5	5	1	EA	\$332.10	\$332						\$332																			\$664	
Totals, Unescalated												\$0	\$3,188	\$0	\$0	\$8,181	\$4,218	\$0	\$0	\$18,437	\$0	\$0	\$2,103	\$3,720	\$0	\$7,970	\$34,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,344
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$3,284	\$0	\$0	\$9,207	\$4,889	\$0	\$0	\$23,356	\$0	\$0	\$2,911	\$5,303	\$0	\$12,056	\$53,792	\$0	\$0							

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

West Riverside Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
D2021	Site	1460583	Backflow Preventer, 10 INCH, Replace	30	15	15	1	EA	\$19,926.00	\$19,926															\$19,926						\$19,926	
G2022	Site next to Cafeteria / Kitchen	1460592	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	2800	SF	\$0.50	\$1,395		\$1,395					\$1,395									\$1,395					\$5,579	
G2022	Site Main Front Parking	1460575	Parking Lots, Asphalt Pavement, Mill & Overlay	25	23	2	19000	SF	\$3.87	\$73,616		\$73,616																			\$73,616	
G2022	Site South Parking Lot	1460591	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	30000	SF	\$0.50	\$14,945			\$14,945					\$14,945										\$14,945			\$59,778	
G2041	Site	1460585	Fences & Gates, Chain Link, 4' High, Replace	40	20	20	3700	LF	\$19.93	\$73,726																				\$73,726	\$73,726	
G2042	Site	1460589	Retaining Wall, Concrete Masonry Unit (per SF Face), Replace	40	20	20	475	SF	\$66.42	\$31,550																				\$31,550	\$31,550	
G2044	Campus Entrance Site	1531251	Signage, Property, Monument/Pylon, Replace	20	16	4	1	EA	\$10,516.50	\$10,517			\$10,517																		\$10,517	
G2045	Site	1460584	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	13	12	25	EA	\$1,549.80	\$38,745												\$38,745									\$38,745	
G2047	Site	1460595	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	12000	SF	\$0.50	\$5,965		\$5,965					\$5,965					\$5,965				\$5,965				\$5,965	\$23,858	
G2047	Site	1460577	Play Surfaces & Sports Courts, Rubber Tiles, Replace	20	15	5	850	SF	\$19.93	\$16,937			\$16,937																		\$16,937	
G2047	Site	1460587	Play Surfaces & Sports Courts, Rubber Tiles, Replace	20	12	8	3500	SF	\$19.93	\$69,741							\$69,741														\$69,741	
G2047	Site	1460593	Play Structure, Swing Set only, 4 Seats, Replace	20	10	10	1	EA	\$2,767.50	\$2,768									\$2,768												\$2,768	
G2047	Site	1460573	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	15	10	12000	SF	\$3.87	\$46,494									\$46,494												\$46,494	
G2047	Site	1460581	Play Surfaces & Sports Courts, Sand, 6" Depth, Replace	20	10	10	3000	SF	\$1.77	\$5,300									\$5,300												\$5,300	
G2047	Site	1460590	Play Structure, Medium, Replace	20	10	10	1	EA	\$22,140.00	\$22,140									\$22,140												\$22,140	
G2047	Site	1460586	Sports Apparatus, Basketball Backstop, Replace	25	15	10	1	EA	\$10,516.50	\$10,517									\$10,517												\$10,517	
G2047	Site	1460572	Play Structure, Small, Replace	20	10	10	1	EA	\$11,070.00	\$11,070									\$11,070												\$11,070	
G2047	Site	1460578	Play Structure, Swing Set only, 4 Seats, Replace	20	10	10	10	EA	\$2,767.50	\$27,675									\$27,675												\$27,675	
G2057	Site	1531253	Irrigation System, , Replace	25	23	2	6500	SF	\$3.87	\$25,184		\$25,184																			\$25,184	
G4021	Site	1531704	Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Replace	20	19	1	16	EA	\$4,428.00	\$70,848	\$70,848																				\$70,848	
Z105X	Entire School and Site	1529605	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	\$19,372.50	\$19,373	\$19,373																				\$19,373	
Z105X	Site	1512448	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	\$9,132.75	\$9,133	\$9,133																				\$9,133	
Totals, Unescalated											\$28,505	\$70,848	\$100,195	\$5,965	\$25,461	\$16,937	\$0	\$1,395	\$75,706	\$14,945	\$125,963	\$0	\$40,140	\$5,965	\$14,945	\$19,926	\$0	\$1,395	\$5,965	\$14,945	\$105,276	\$674,473
Totals, Escalated (3.0% inflation, compounded annually)											\$28,505	\$72,973	\$106,296	\$6,518	\$28,657	\$19,635	\$0	\$1,715	\$95,901	\$19,499	\$169,284	\$0	\$57,230	\$8,759	\$22,605	\$31,044	\$0	\$2,305	\$10,154	\$26,205	\$190,140	\$897,427

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

Appendix F: Equipment Inventory List

D10 CONVEYING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1460350	D1013	Wheelchair Lift		West Riverside Elementary School / Building E Cafeteria	Stage	McKinley	BC42	127366-L	2008		

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1460583	D2021	Backflow Preventer	10 INCH	West Riverside Elementary School / Site	Site						
2	1460434	D2023	Water Heater	30 - 80 GAL	West Riverside Elementary School / Building K Library and Office	Utility closet	Bradford White	M240S6DS-1NCWN	GM14325299			
3	1531249	D2023	Water Heater	100	West Riverside Elementary School / Building E Cafeteria	Kitchen Utility Closet		Inaccessible	Inaccessible			

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1460359	D3032	Condensing Unit/Heat Pump	4 TON	West Riverside Elementary School / Building E Cafeteria	Roof	Carrier	38HDF030-301	3207X90837	2007		
2	1460357	D3032	Condensing Unit/Heat Pump	4 TON	West Riverside Elementary School / Building E Cafeteria	Roof		25HCA318A00310 10	4507E08321			
3	1460422	D3032	Ductless Split System	2.5 - 3 TON	West Riverside Elementary School / Building K Library and Office	Roof	Mitsubishi	PUZ4EK	Illegible			
4	1460368	D3042	Exhaust Fan	1500 CFM	West Riverside Elementary School / Building E Cafeteria	Roof	Greenheck	CUEE-20-15-X	091520 0712			
5	1460408	D3042	Exhaust Fan	500 CFM	West Riverside Elementary School / Building J Classrooms	Roof	No tag/plate found	Illegible	Illegible			
6	1460428	D3042	Exhaust Fan	500 CFM	West Riverside Elementary School / Building K Library and Office	Roof	No tag/plate found	Illegible	Illegible			3
7	1492828	D3052	Heat Pump	3 TON	West Riverside Elementary School / Building Portables P 3 Classroom	Building Exterior	Bard	W36H1-A05VP4XXX	309J102721601-02	2010		
8	1460555	D3052	Heat Pump	3 TON	West Riverside Elementary School / Building Portable P 38 Classroom	Building exterior 38	Bard	W36HA-A05CP4XXX	278K193687479-02	2019		
9	1460554	D3052	Heat Pump	3 TON	West Riverside Elementary School / Building Portable P 28 Classroom	Building exterior 28	Bard	W36HA-A05VP4XXX	278J173459018-02	2017		
10	1460546	D3052	Heat Pump	3.5 TON	West Riverside Elementary School / Building Portable P 26 Classroom	Building exterior	Bard	W42HA-A04UP4XXX	362J173458729-02			
11	1460562	D3052	Heat Pump	3.5 TON	West Riverside Elementary School / Building Portable P 37 Classroom	Building exterior 37	Bard	W42H1-A04UP488X	332A112769029-02	2011		
12	1492869	D3052	Heat Pump	3.5 TON	West Riverside Elementary School / Building Portable P 33 Classroom	Building Exterior Module 33	Barb Co.	W42H1-A04UP4XXX	332D122896569-02	2012		
13	1492870	D3052	Heat Pump	3.5 TON	West Riverside Elementary School / Building Portable P 32 Classroom	Building Exterior Module 32	Barb Co.	W42H1-A04UP4XXX	332D122901095-02	2012		
14	1492861	D3052	Heat Pump	3.5 TON	West Riverside Elementary School / Building Portable P 34 Classroom	Building Exterior Module 34	Barb Co.	W42H1-A04UP4XXX	332F122903254-02	2012		
15	1460548	D3052	Heat Pump	4 TON	West Riverside Elementary School / Building Portable P 29 Classroom	Building exterior 29	Bard	W48HA-A04CP4XXX	332K193682056-02	2019		
16	1492860	D3052	Heat Pump	4 TON	West Riverside Elementary School / Building Portable P 31 Classroom	Building Exterior Module 31	Crispaire	AVP48HPA10NB	DU7378	2007		
17	1668199	D3052	Heat Pump	4 TON	West Riverside Elementary School / Building Portable P 4 Classroom	Building Exterior	Crispaire	AVP48HPA10NB-1000	DJ8676	1986		
18	1460559	D3052	Heat Pump	4 tons	West Riverside Elementary School / Building Portable P 30 Classroom	Building exterior 30	Illegible	Illegible	Illegible			
19	1460557	D3052	Heat Pump	3 tons	West Riverside Elementary School / Building Portable P 27 Classroom	Building exterior 27	Bard	W36HA-A05UP4XXX	278J173459019-02	2017		
20	1460435	D3052	Packaged Unit (RTU)	TON	West Riverside Elementary School / Building K Library and Office	Roof	Trane	4YCC3060A4096AB	111412926L	2011		
21	1460394	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building F Classrooms	Roof	Trane	4YCY4024A1064AB	12072KAC9H	2012		
22	1460399	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building G Classrooms	Roof	Trane	4YCC26048A4096CA	12063G6J9H	2012		
23	1460396	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building F Classrooms	Roof	American Standard Inc.	4YCC3048A4075AA	7462HOT9H	2007		
24	1460395	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building F Classrooms	Roof	Trane	4YCC26048A4096CA	11265GPU9H	2011		
25	1460427	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building K Library and Office	Roof	Trane	4YCC26048A4096CA	11272H669H	2011		
26	1460353	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building E Cafeteria	Roof	Carrier	48HJD014-S61--	8207630898			
27	1460400	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building G Classrooms	Roof	Trane	4YCC26036A1096BA	12081J149H	2012		
28	1460405	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building J Classrooms	Roof	Trane	4YCC26060A4120CA	12053JC9	2012		
29	1460412	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building K Library and Office	Roof	American Standard Inc.	YCCO48F4HOBH	3075LL92H	2003		
30	1460402	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building G Classrooms	Roof	Trane	4YCC26048A4096CA	11264G199H	2011		
31	1460380	D3052	Packaged Unit (RTU)	5 TON	West Riverside Elementary School / Building E Cafeteria	Roof	Carrier	48HJD014--661--	2007G40941	2007		
32	1460303	D3052	Packaged Unit (RTU)	6 - 7.5 TON	West Riverside Elementary School / Building D Classrooms	Roof	Trane	4YCC3048A4075AB	112512543L	2011		
33	1460297	D3052	Packaged Unit (RTU)	6 TON	West Riverside Elementary School / Building C Classrooms	Roof	American Standard Inc.	4YCC3048A4075AA	7183YJS9H	2007		
34	1460295	D3052	Packaged Unit (RTU) [A1]	6 - 7.5 TON	West Riverside Elementary School / Building A Classrooms	Roof	Trane	4YCC26060A4120CA	12061JKC9H	2012		
35	1460296	D3052	Packaged Unit (RTU) [A2]	6 - 7.5 TON	West Riverside Elementary School / Building A Classrooms	Roof	Trane	4YCC26060A4120CA	12052GPA9H	2012		
36	1460301	D3052	Packaged Unit (RTU) [C10]	6 TON	West Riverside Elementary School / Building C Classrooms	Roof	Trane	4YCC26048A4096CA	11264G279H	2011		
37	1460299	D3052	Packaged Unit (RTU) [C11]	6 TON	West Riverside Elementary School / Building C Classrooms	Roof	Trane	4YCC26048A4096CA	12054JNP9H	2012		
38	1460298	D3052	Packaged Unit (RTU) [C8/9]	6 - 7.5 TON	West Riverside Elementary School / Building C Classrooms	Roof	Trane	4YCC26048A1096BA	12081 J339H	2012		
39	1460306	D3052	Packaged Unit (RTU) [D13]	6 - 7.5 TON	West Riverside Elementary School / Building D Classrooms	Roof	Trane	4YCC26048A4096CA	11272H609H	2011		
40	1460304	D3052	Packaged Unit (RTU) [D15]	6 - 7.5 TON	West Riverside Elementary School / Building D Classrooms	Roof	Trane	4YCC26048A4096CA	11264G169H	2011		
41	1460305	D3052	Packaged Unit (RTU) [D16]	6 - 7.5 TON	West Riverside Elementary School / Building D Classrooms	Roof	Trane	4YCC26048A4096CA	11264G2C9H	2011		
42	1460397	D3052	Packaged Unit (RTU) [F18]	5 TON	West Riverside Elementary School / Building F Classrooms	Roof	Trane	4YCC26048A4096CA	11262JCL9H	2011		
43	1460393	D3052	Packaged Unit (RTU) [F20]	5 TON	West Riverside Elementary School / Building F Classrooms	Roof	Trane	4YCC26048A4096CA	12063G6X9H	2012		
44	1460401	D3052	Packaged Unit (RTU) [G25]	5 TON	West Riverside Elementary School / Building G Classrooms	Roof	Trane	4YCC26036A1096BA	12081J1W9H	2012		
45	1460407	D3052	Packaged Unit (RTU) [J6]	5 TON	West Riverside Elementary School / Building J Classrooms	Roof	Trane	4YCC26060A4120CA	12062JA69H	2012		
46	1460406	D3052	Packaged Unit (RTU) [J7]	5 TON	West Riverside Elementary School / Building J Classrooms	Roof	Trane	4YCC26036A4096CB	11432HT19H	2011		
47	1460373	D3052	Packaged Unit (RTU) [Kitchen]	3 TON	West Riverside Elementary School / Building E Cafeteria	Roof	Trane	4YCC26036A1096BA	12081J159H	2012		

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1492721	D5012	Building/Main Switchboard	400 AMP	West Riverside Elementary School / Building C Classrooms	Utility closet	Square D					2
2	1460438	D5012	Main Distribution Panel	200 AMP	West Riverside Elementary School / Building K Library and Office	Utility closet	No tag/plate found	Inaccessible	Inaccessible			2
3	1460358	D5012	Main Distribution Panel	200 AMP	West Riverside Elementary School / Building E Cafeteria	Utility closet	No tag/plate found	Inaccessible	Inaccessible			2
4	1460415	D5012	Main Distribution Panel [LT]	600 AMP	West Riverside Elementary School / Building K Library and Office	Utility closet	Square D	1452-6	E1			
5	1492778	D5012	Secondary Transformer	15 kVA	West Riverside Elementary School / Building F Classrooms	Building exterior	Illegible	Illegible	Illegible			
6	1492799	D5012	Secondary Transformer	15 kVA	West Riverside Elementary School / Building G Classrooms	Building exterior	Illegible	Illegible	Illegible			
7	1668193	D5012	Secondary Transformer	15 kVA	West Riverside Elementary School / Building Portable P 4 Classroom	Building exterior	Square D	No tag/plate found	No tag/plate found	1998		
8	1492697	D5012	Secondary Transformer	15 kVA	West Riverside Elementary School / Building A Classrooms	Building exterior	Square D	Illegible	Illegible			
9	1492710	D5012	Secondary Transformer	15 kVA	West Riverside Elementary School / Building A Classrooms	Building exterior	Inaccessible	Illegible	Illegible			
10	1492836	D5012	Secondary Transformer	25 kVA	West Riverside Elementary School / Building Portables P 3 Classroom	Building exterior	GS Hevi Duty Electric	S5H 25	No tag/plate found			
11	1460430	D5012	Secondary Transformer	45 kVA	West Riverside Elementary School / Building K Library and Office	Utility closet	Powersmiths	80R-45-480-208	209-004690-100-A00	2016		
12	1460404	D5012	Secondary Transformer	75 kVA	West Riverside Elementary School / Building J Classrooms	Roof	Westinghouse	Illegible	Illegible			
13	1460348	D5012	Secondary Transformer	75 kVA	West Riverside Elementary School / Building E Cafeteria	Kitchen	Hammond Power Solutions	Inaccessible	Inaccessible			
14	1492792	D5022	Light Fixture	100 WATT	West Riverside Elementary School / Building G Classrooms							5

7	1460374	E1093	Commercial Refrigerator, 1-Door Reach-In	West Riverside Elementary School / Building E Cafeteria	Kitchen	True Manufacturing Co	TMC-58	8172	Inaccessible	Inaccessible
8	1460381	E1093	Commercial Steam Kettle	West Riverside Elementary School / Building E Cafeteria	Kitchen	Groen			Inaccessible	Inaccessible
9	1460354	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator	West Riverside Elementary School / Building E Cafeteria	Kitchen	No tag/plate found			Inaccessible	Inaccessible
10	1460377	E1093	Commercial Walk-In Refrigerator/Freezer, Evaporator	West Riverside Elementary School / Building E Cafeteria	Kitchen	No tag/plate found			Inaccessible	Inaccessible

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1531704	G4021	Site Pole Light		West Riverside Elementary School / Site							16