



A Bureau Veritas Group Company

# FACILITY CONDITION ASSESSMENT

HMC Architects  
JURUPA UNIFIED SCHOOL DISTRICT  
3546 Concoors Street  
Ontario, California 91764



**PREPARED BY:**

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

**EMG CONTACT:**

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

**EMG PROJECT #:**

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November 26, 2019

**ON SITE DATE:**

October 2, 2019

## JURUPA MIDDLE SCHOOL

8700 Galena Street  
Jurupa Valley, CA 92509



engineering | environmental | capital planning | project management

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



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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Main Address</b>	8700 Galena Street, Jurupa Valley, CA 92509
<b>Site Developed</b>	1951 Renovated 1985
<b>Property Type</b>	Middle School
<b>Current Occupants</b>	1300
<b>Building Area</b>	83,050 SF
<b>Number of Buildings</b>	7
<b>Date(s) of Visit</b>	10/2/2019
<b>Management Point of Contact</b>	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
<b>On-site Point of Contact (POC)</b>	NA
<b>Assessment and Report Prepared By</b>	Mark Surdam
<b>Reviewed By</b>	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

## Buildings

Building Summary			
Building	Use	Constructed	Area(SF)
Building 100	Administration, Classrooms	1951/ 1985	17,516
Building 200	Classrooms	1951/ 1985	10,517
Building 300	Classrooms	1951/ 1985	13,201
Building A	Weight Room/Choir	1951/ 1985	6,343
Building F	Kitchen/Gym	1951/ 1985	18,809

### Building Summary

Building	Use	Constructed	Area(SF)
Library	Library	1951/ 1985	3,530
Portable 401	Classroom	1985	960
Portable 402	Classroom	1985	960
Portable 403	Classroom	1985	960
Portable 404	Classroom	1985	960
Portable 405	Classroom	1985	960
Portable 406	Classroom	1985	960
Portable 407	Classroom	1985	960
Portable 408	Classroom	1985	960
Portable 409	Classroom	1985	960
Portable 410	Classroom	1985	960
Portable 411	Classroom	1985	960
Portable 412	Classroom	1985	960
Portable 413	Classroom	1985	960
Portable 414	Classroom	1985	1440
<b>TOTAL</b>			<b>83,780</b>

### Unit Allocation

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

### Areas Observed

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

### Key Spaces Not Observed

All key areas of the property were accessible and observed

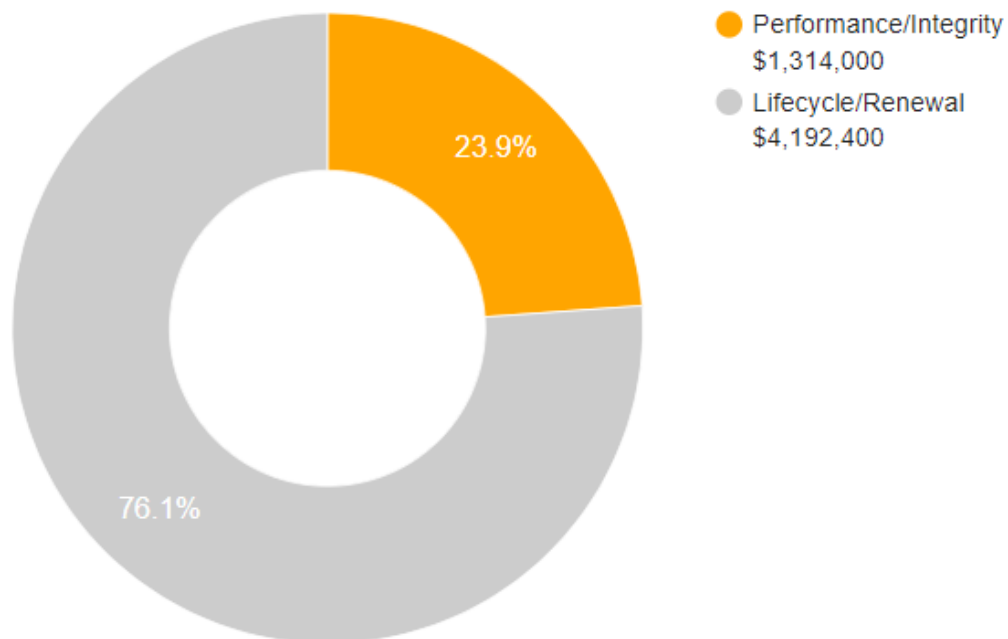
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,506,400

## Campus Findings and Deficiencies

### Historical Summary

Jurupa Middle School was originally constructed in the mid 1950s. The building still has some original fixtures and finishes. Some areas of the school had finishes updated in the mid 1980s with some minor updates over the years as needed.

### Architectural

The stucco façade was repainted within the last few years, while the windows, brick and doors are original. The roof shows signs of significant wear, with evidence of leakage throughout the buildings, and requires replacement. While some of the interior fixtures and finishes have been updated, most are original, dated and need replacement.

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

Most MEPF systems and components are outdated but have been well-maintained. Some HVAC and plumbing components such as RTUs and terminal units have required isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in fair working condition with some expenditures anticipated in the short term.

### Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The front main parking lot has recently had solar panel covered parking installed. The exterior sport courts are in fair to poor condition and requires resurfacing. Original infrastructure, including sanitary waste and stormwater drainage lines are deteriorating and must be replaced. Irrigation system is reported to be mostly non functional.

### Recommended Additional Studies

No additional studies recommended at this time.

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building 100 (B-C) (1951)	\$450	17,516	\$7,882,200	4.60%	4.80%	5.00%	19.30%
Building 200 (D-E1)	\$450	10,517	\$4,732,650	4.70%	4.80%	6.10%	17.70%
Building 300 (G-H) (1951)	\$450	13,201	\$5,940,450	4.30%	4.30%	5.10%	14.70%
Building A (1951)	\$450	6,343	\$2,854,350	4.20%	4.30%	4.30%	14.40%
Building F (1951)	\$450	18,809	\$8,464,050	3.40%	3.50%	4.30%	13.50%
Library (E2) (1951)	\$450	3,530	\$1,588,500	3.40%	3.40%	6.60%	13.60%
Portable P401 (1985)	\$175	960	\$168,000	0.00%	0.00%	0.00%	9.20%
Portable P402 (1985)	\$175	960	\$168,000	0.00%	0.00%	0.00%	9.20%
Portable P403 (1985)	\$175	960	\$168,000	0.00%	0.00%	0.00%	12.40%
Portable P404	\$175	960	\$168,000	0.00%	0.00%	0.00%	9.20%
Portable P405	\$175	960	\$168,000	0.00%	0.00%	0.00%	9.20%
Portable P406	\$175	960	\$168,000	0.00%	0.00%	0.00%	9.20%

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Portable P407	\$175	960	\$168,000	0.00%	0.00%	0.00%	6.80%
Portable P408	\$175	960	\$168,000	0.00%	0.00%	0.00%	6.80%
Portable P409	\$175	960	\$168,000	0.00%	0.00%	0.00%	6.80%
Portable P410	\$175	960	\$168,000	0.00%	0.00%	0.00%	6.80%
Portable P411	\$175	960	\$168,000	0.00%	0.00%	0.00%	6.80%
Portable P412	\$175	960	\$168,000	0.00%	0.00%	0.00%	6.80%
Portable P413	\$175	960	\$168,000	0.00%	0.00%	0.00%	6.80%
Portable P414	\$175	1,440	\$252,000	0.00%	0.00%	0.00%	10.30%

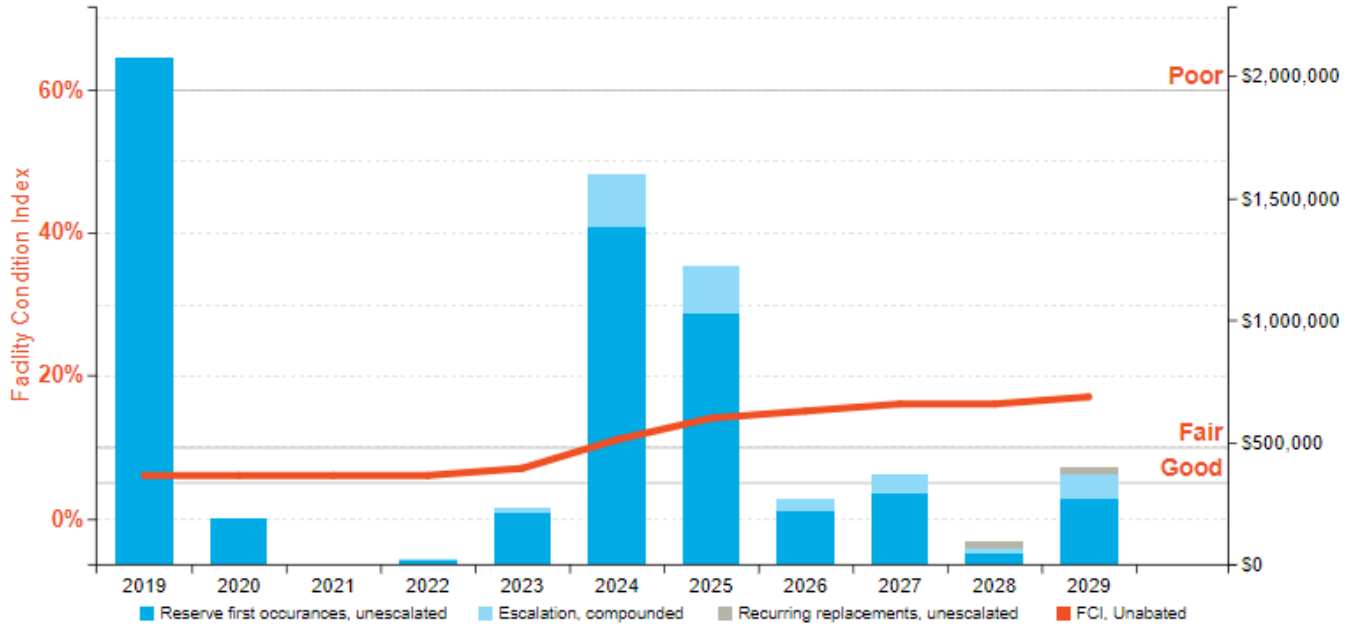


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Jurupa Middle School

Replacement Value: \$ 37,089,900; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Jurupa Middle School	10	\$2,254,228
<b>Total</b>	<b>10</b>	<b>\$2,254,228</b>

### Jurupa Middle School Detail

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1521147	Building 200 (D-E1)	Roof	B3011	Roof, Built-Up, Replace	Poor	Performance/Integrity	\$224,721
1521146	Building 100 (B-C)	Roof	B3011	Roof, Built-Up, Replace	Poor	Performance/Integrity	\$362,653
1521148	Building 300 (G-H)	Roof	B3011	Roof, Built-Up, Replace	Poor	Performance/Integrity	\$252,617

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1521149	Building A	Roof	B3011	Roof, Built-Up, Replace	Poor	Performance/Integrity	\$120,884
1521150	Building F	Roof	B3011	Roof, Built-Up, Replace	Poor	Performance/Integrity	\$291,362
1465173	Building F	Restrooms	D2011	Toilet, Commercial Water Closet, Replace	Fair	Lifecycle/Renewal	\$8,635
1521151	Library (E2)	Roof	B3011	Roof, Built-Up, Replace	Poor	Performance/Integrity	\$54,708
1578883	Site	Sports Courts	G2047	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$77,490
1578886	Site	Throughout Site	G2057	Irrigation System, Replace	Poor	Performance/Integrity	\$484,313
1578884	Site	Throughout Site	G3029	Sanitary Sewer Piping, Replace	Poor	Performance/Integrity	\$180,211
1578885	Site	Throughout site	G3033	Catch Basins and Piping to Public Storm Drain, Replace	Poor	Performance/Integrity	\$206,168
<b>Total (8 items)</b>							<b>\$2,254,228</b>

Key Findings



**Roof in Poor condition.**

Built-Up Roof – All Permanent Buildings A, F, 100, 200, 300 & Library

- Building A
- Building 100 (B-C)
- Building 200 (E-E1)
- Building 300 (G-H)
- Library (E2)
- Building F

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

Priority Score: **90.0**

Plan Type:  
 Performance/Integrity

- Cost Estimate: \$120,900
- Cost Estimate: \$362,700
- Cost Estimate: \$224,700
- Cost Estimate: \$252,600
- Cost Estimate: \$54,700
- Cost Estimate: \$291,400

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

Roof has holes & moisture damage. - AssetCALC ID: 1521146-51



**Interior Wall Finish in Poor condition.**

Gypsum Board/Plaster  
Building 100 (B-C) Classrooms

Uniformat Code: C3012  
Recommendation: **Repair in 2020**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

Wallboard subsurface exposed - AssetCALC ID: 1465213



**Play Surfaces & Sports Courts in Poor condition.**

Asphalt  
Site Sports Courts

Uniformat Code: G2047  
Recommendation: **Mill & Overlay in 2019**

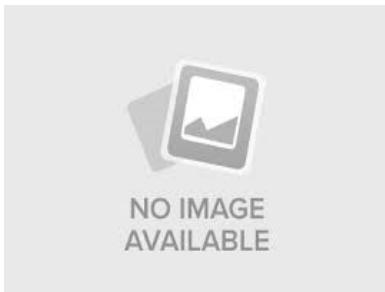
Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$77,500

\$\$\$\$

Asphalt Sports Court in Poor Condition - AssetCALC ID: 1578883



**Sanitary Sewer Piping in Poor condition.**

Site Throughout Site

Uniformat Code: G3029  
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$180,200

\$\$\$\$

Original system is deteriorating and frequently backs up - AssetCALC ID: 1578884



**Catch Basins and Piping to Public Storm Drain in Poor condition.**

Site Throughout site

Uniformat Code: G3033  
Recommendation: **Replace in 2019**

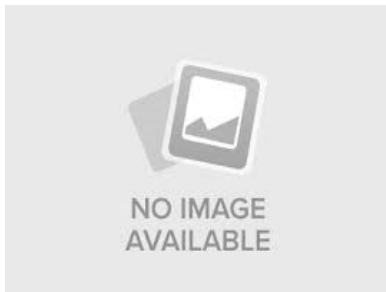
Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$206,200

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Original system is deteriorating and frequently doesn't drain - AssetCALC ID: 1578885



**Irrigation System in Poor condition.**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Site Throughout Site

Cost Estimate: \$484,300

Uniformat Code: G2057  
Recommendation: **Replace in 2019**

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

Existing original system not functional - AssetCALC ID: 1578886

**System Expenditure Forecast**

System	Immediate	Short Term (3 yr.)	Near Term (5 yr.)	Med Term (10 yr.)	Long Term (20 yr.)	TOTAL
Facade	-	-	\$121,800	\$556,800	\$321,500	\$1,000,100
Roofing	\$1,306,000	-	\$22,300	\$12,300	\$465,200	\$1,805,900
Interiors	-	\$8,000	\$348,500	\$903,300	\$721,700	\$1,981,500
Plumbing	-	\$9,400	\$32,800	\$69,600	\$12,700	\$124,500
HVAC	-	\$13,300	\$38,800	\$182,900	\$1,022,900	\$1,258,000
Electrical	-	-	\$1,204,500	\$421,400	\$427,600	\$2,053,600
Fire Alarm & Comm	-	-	-	\$5,300	\$263,600	\$268,900
Equipment/Special	-	-	-	\$67,300	\$16,900	\$84,200
Pavement	-	-	\$35,500	\$41,200	\$1,404,200	\$1,481,000
Landscaping	\$484,300	-	-	-	-	\$484,300
Site Development	\$77,500	-	\$32,400	\$105,200	\$94,100	\$309,300
Utilities	\$386,400	-	-	-	-	\$386,400
<b>TOTALS</b>	<b>\$2,254,200</b>	<b>\$30,700</b>	<b>\$1,836,600</b>	<b>\$2,365,300</b>	<b>\$4,750,400</b>	<b>\$11,237,700</b>

## 2. Buildings A, 100 (BC), 200 (D-E1), 300 (GH), F, Library (E2): Systems Summary



### Permanent Buildings: Systems Summary

<b>Address</b>	8700 Galena Street, Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1951/ 1985	
<b>Building Size</b>	Building A: 6,343 SF Building 100 (B-C): 17,516 SF Building 200 (D-E1): 10, 517 SF Building 300 (G-H): 13,201 SF Library (E-2): 3,473 SF Building F: 18,809 SF Total: 69,860 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Brick Masonry with conventional wood and steel frame interior wall and roof structure on concrete slab	Fair
<b>Façade</b>	Brick masonry with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with Acrylic Foam Coating on modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & masonry Floors: Carpet, VCT & ceramic tile, Ceilings: Suspended ACT	Fair

Permanent Buildings: Systems Summary		
<b>Elevators</b>	None	Fair
<b>Plumbing</b>	Copper supply and cast iron waste & venting Electric domestic water heaters. Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units on roof	Fair
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: 1000 Amp Main panel distributed from 100 building with copper wiring Interior Lighting: T-8, T-12, CFL	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	Leaking roof, sagging roof, building lacks fire suppression, aged electrical infrastructure.	

See Appendix D for the Component Condition Table.



### 3. Portable Classrooms Systems Summary



#### Portable Classrooms: Systems Summary

<b>Address</b>	8700 Galena Street, Jurupa Valley, CA 92509	
<b>Constructed/Renovated</b>	1956/ 1986	
<b>Building Size</b>	P401 – P413 at 960 SF each – 12,480 SF P414 at 1,440 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame portable structure on concrete slab	Fair
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted vinyl wall covering Floors: Carpet Ceilings: Suspended ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	Individual wall mounted package units	Fair

<b>Portable Classrooms: Systems Summary</b>		
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main panel Fed from 100 building with copper wiring Interior Lighting: T-8, T-12, CFL	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building.	
<b>Key Issues and Findings</b>	Some of the HVAC units appear to be close to end of life expectancy. The nameplate data was not visible.	

See Appendix D for the Component Condition Table.



## 4. Site Summary



### Site Information

<b>Lot Size</b>	17.3 acres (estimated)	
<b>Parking Spaces</b>	125 total; 81 spaces in open lots, 44 spaces in carports 7 accessible (included in total above)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	--
<b>Site Development</b>	Building-mounted signage, chain link fencing, CMU dumpster enclosures Playgrounds and sports courts, fencing, and site lights Limited park benches, picnic tables, trash receptacles	--
<b>Landscaping and Topography</b>	No significant landscaping features Irrigation not present No retaining walls Low to moderate site slopes throughout	--
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	--
<b>Site Lighting</b>	Pole-mounted: metal halide	--
<b>Ancillary Structures</b>	Metal-framed carports with solar panels	--
<b>Key Issues and Findings</b>	Heavy asphalt wear, severe alligator cracking and potholes in sport court areas, Sanitary and Stormwater drainage systems are original to site and reportedly back up frequently. Irrigation system mostly not functional.	

See Appendix D for the Component Condition Table.

## 5. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1956. The facility was significantly renovated in 1985. Complaints about accessibility issues have not been received by the property management. The property does not have associated litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. 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.

### Building 100: Accessibility Issues

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

### Building 200: 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 300: 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Building B: Accessibility Issues

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

### Library: Accessibility Issues

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

### Modular Building Accessibility Issues

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

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

### Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>

**Reference Guide**

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

## 6. Purpose and Scope

### Purpose

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

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

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

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

### Scope

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

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

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



## 7. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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



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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 8. Certification

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HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Jurupa Middle School, 8700 Galena Street, Jurupa Valley, CA 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:** Jennifer Medley,  
Project Manager

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

## 9. Appendices

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

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## **Appendix A: Photographic Record**

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#1	FRONT OF SCHOOL
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#2	FRONT ELEVATION BUILDING 100
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#3	REAR ELEVATION BUILDING 100
----	-----------------------------



#4	FRONT ELEVATION BUILDING 300
----	------------------------------



#5	FRONT ELEVATION - BUILDING 200
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#6	FRONT ELEVATION - BUILDING 200
----	--------------------------------





#7	NORH ELEVATION - BUILDING 300
----	-------------------------------



#8	BUILDING A
----	------------



#9	BUILDING B
----	------------



#10	LIBRARY
-----	---------



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



#12	BUILDING A
-----	------------



#13	REAR ELEVATION - BUILDING 300
-----	-------------------------------



#14	REAR ELEVATION - BUILDING 200
-----	-------------------------------



#15	REAR ELEVATION - BUILDING 100
-----	-------------------------------



#16	REAR ELEVATION BUILDING A
-----	---------------------------



#17	REAR ELEVATION BUILDING B
-----	---------------------------



#18	PAVILLION
-----	-----------





#19	INTERIOR DOOR
-----	---------------



#20	PACKAGED WALL UNIT
-----	--------------------



#21	PARKING LOTS, ASPHALT PAVEMENT
-----	--------------------------------



#22	ALUMINUM ENTRY DOORS
-----	----------------------



#23	WINDOW
-----	--------



#24	PEDESTRIAN PAVEMENT
-----	---------------------





#25	PACKAGED UNIT (RTU)
-----	---------------------



#26	WINDOW, ALUMINUM
-----	------------------



#27	INTERIOR CEILING FINISH,
-----	--------------------------



#28	INTERIOR FLOOR FINISH,
-----	------------------------



#29	EXTERIOR WALL
-----	---------------



#30	INTERIOR FLOOR FINISH
-----	-----------------------



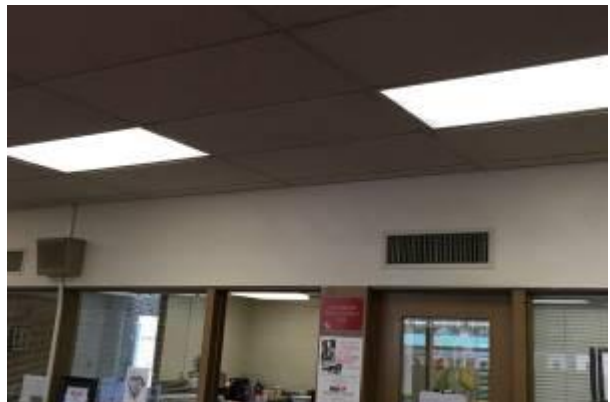
#31	INTERIOR WALL FINISH
-----	----------------------



#32	FENCES & GATES
-----	----------------



#33	EXTERIOR DOOR, STEEL,
-----	-----------------------



#34	INTERIOR WALL FINISH
-----	----------------------



#35	WINDOW, ALUMINUM
-----	------------------



#36	INTERIOR FLOOR FINISH, CARPET
-----	----------------------------------





#37	WINDOW, ALUMINUM
-----	------------------



#38	INTERIOR FLOOR FINISH, CARPET
-----	-------------------------------



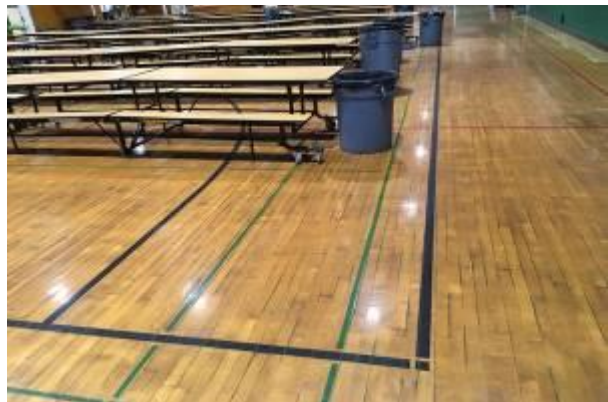
#39	PACKAGED UNIT (RTU)
-----	---------------------



#40	FIRE ALARM CONTROL PANEL,
-----	---------------------------



#41	INTERIOR FLOOR FINISH, CARPET
-----	-------------------------------



#42	INTERIOR FLOOR FINISH, WOOD STRIP
-----	-----------------------------------



#43	PLAY SURFACES & SPORTS COURTS
-----	-------------------------------



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



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



#46	EXTERIOR STAIRS & RAMPS, CONCRETE
-----	-----------------------------------



#47	INTERIOR WALL FINISH
-----	----------------------



#48	INTERIOR LIGHTING
-----	-------------------



#49	INTERIOR CEILING FINISH,
-----	--------------------------



#50	EXTERIOR WALL, STUCCO
-----	-----------------------



#51	INTERIOR FLOOR FINISH, VINYL TILE
-----	-----------------------------------



#52	DRINKING FOUNTAIN
-----	-------------------



#53	EXTERIOR WALL, STUCCO
-----	-----------------------



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





#55	STRUCTURAL OVERVIEW
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#56	STRUCTURAL OVERVIEW
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## **Appendix B: Site and Floor Plans**

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### Site Plan



SOURCE:

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

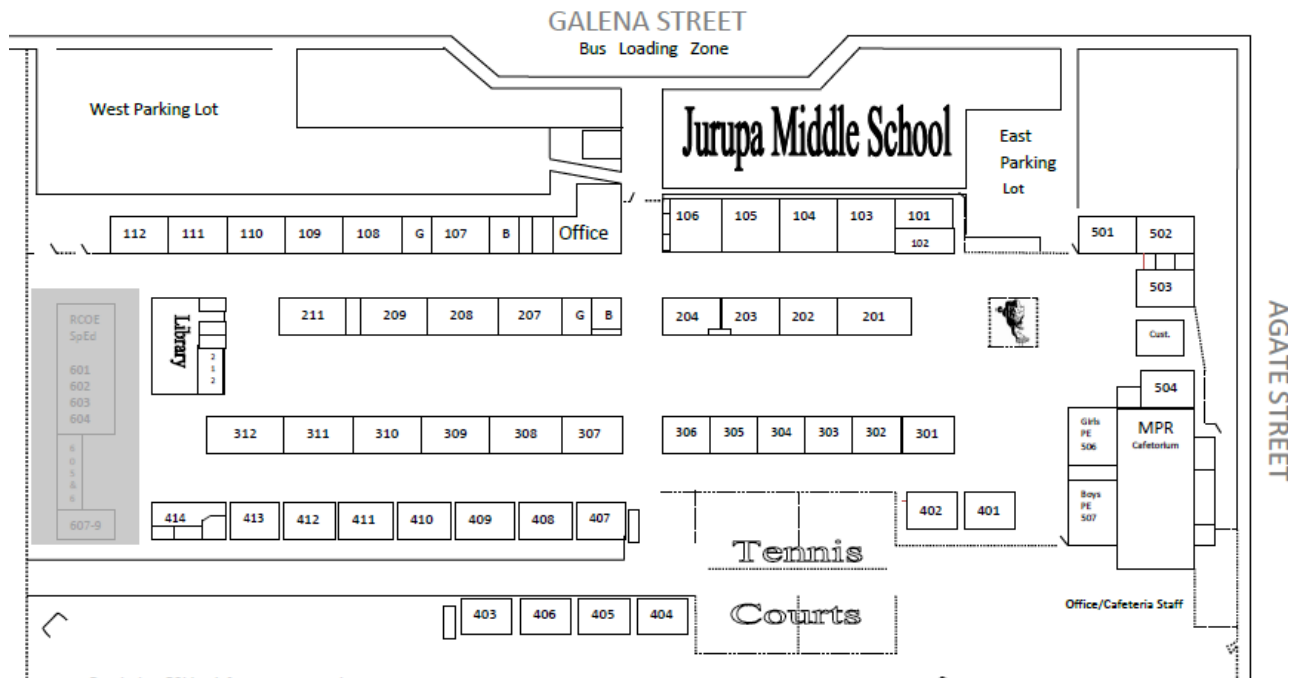


ON-SITE DATE:

October 2, 2019



### Site Plan



SOURCE:

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



ON-SITE DATE:

October 2, 2019

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

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# Facility Condition Assessment Pre-Survey Questionnaire

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

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

Name of School/Facility: Jurupa Middle School No. of Buildings: 12 bldg.'s / 14 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: 1956	<b>Built:</b>	<b>Renovated:</b>	<b>Historical:</b> No
No. of Stories: single		Floor(s)	
Total Site Area:		Acres	
Total Building Area: 82,422		Sq. ft.	
<b>Building Replacement Value:</b>	<b>\$ NA</b>		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	<b>No</b>		
2. HVAC	<b>80% 2008</b>	PM 2019	133 units 2004-2011
3. Plumbing System/Fixtures	<b>1956</b>	NA	
4. Electrical System/Lighting	<b>1956</b>	NA	
5. Life-Safety/Fire	<b>Approx. 2009</b>	2019	
6. Roofs	<b>1999</b>	2020	All could use repairs

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	Modernization 2020/2021
Age of the Roof?	20 years
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
<b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>					
1 Are there any unresolved building, fire, or zoning code issues?			UN		
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		N			
5	Y				Portable classrooms repairs made
6	Y				Rm 301, air test came back clear
7		N			
8	Y				Encapsulated throughout site
9	Y				
10			UN		
<b>GENERAL SITE</b>					
11	Y				Storm system is old and not functioning
12	Y				Old system, dose not properly irrigate
<b>BUILDING STRUCTURE</b>					
13			UN		
14		N			
15		N			
16		N			
<b>BUILDING ENVELOPE</b>					
17	Y				6-8 leaks throughout site
18		N			



A Bureau Veritas Group Company

# Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
19	Are there any poorly insulated areas?	Y				Not to current code
20	Is Fire Retardant Treated (FRT) plywood used?		N			
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N			
<b>BUILDING HVAC &amp; ELECTRICAL</b>						
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24	Does any part of the electrical system use aluminum wiring?		N			
25	Are there any problems with the utilities, such as inadequate capacities?		N			
<b>PLUMBING</b>						
26	Is the property served by private water well?		N			
27	Is the property served by a private septic system or other waste treatment systems?		N			
28	Does the sanitary sewer system back-up? If so, provide locations in comments	Y				Various student restrooms and gym
29	Is polybutylene piping used?		N			
30	Is galvanized piping used?	Y				
31	Are there any plumbing leaks or water pressure problems?		N			
<b>ADA</b>						
32	Has the management previously completed an ADA review?		N			
33	Have any ADA improvements been made to the property?	Y				Small modifications to POT when adding portables
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?			UN		Chair lift at stage

### ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1
- 2
- 3

### ITEMS PROVIDED TO EMG AUDITORS

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

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

9/6/19  
 \_\_\_\_\_  
 Date



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

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## Component Condition Report

**Jurupa Middle School / Building 100 (B-C)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, Brick, 1-2 Stories	12,000 SF	30	1465220
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	8,000 SF	9	1465210
B2021	Building Exterior	Fair	Window, 24 SF	86	6	1465208
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	2	6	1465215
B2032	Building Exterior	Fair	Exterior Door, Steel	26	6	1465219
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Built-Up	23,400 SF	0	1521146
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	1,050 LF	5	1465226
<b>Interiors</b>						
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	12,500 SF	8	1465211
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	3,000 SF	8	1465218
C3012	Classrooms	Poor	Interior Wall Finish, Gypsum Board/Plaster, Repair	2,000 SF	0	1465213
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	6,000 SF	5	1465229
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	3,000 SF	8	1465222
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Tile	14,500 SF	7	1465216
C3031	Throughout building	Fair	Interior Ceiling Finish, Gypsum Board/Plaster	5,000 SF	16	1465206
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	12,500 SF	5	1465227
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Residential Water Closet [0]	4	10	1465204
D2014	Classrooms	Fair	Service Sink, Wall-Hung [0]	1	21	1465207
D2014	Office	Fair	Sink/Lavatory, Vanity Top, Enameled Steel [0]	1	11	1465214
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China [0]	4	10	1465221
D2018	Office	Fair	Drinking Fountain, Outside/Site Style	1	5	1465230
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style [0]	2	8	1465225
<b>HVAC</b>						
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-109]	1	12	1477494
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [No tag/plate found*]	1	16	1477496

**Jurupa Middle School / Building 100 (B-C)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [RTU-105]	1	13	1477490
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-108]	1	13	1477497
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [No tag/plate found]	1	9	1477495
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [RTU-103]	1	3	1477484
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [No tag/plate found]	1	9	1477487
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [RTU-106]	1	13	1477492
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [No tag/plate found]	1	16	1477489
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [RTU-104]	1	13	1477485
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [No tag/plate found*]	1	16	1477486
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-107]	1	13	1477493
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-112]	1	13	1477488
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-111]	1	13	1477491

**Electrical**

D5012	West wall	Fair	Building/Main Switchboard, 120/208 V, 1,000 Amp	1	15	1578800
D5012	Adjacent	Fair	Secondary Transformer, Dry, 75 kVA	1	5	1578808
D5012	Adjacent	Fair	Secondary Transformer, Dry, 75 kVA	1	15	1578807
D5019		Fair	Full Electrical System Upgrade, Low Density/Complexity	17,516 SF	5	1578877
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures [0]	17,500 SF	6	1465205

**Fire Alarm & Comm**

D5037	Throughout Building	Fair	Fire Alarm System, Basic/Zoned, Upgrade	17,500 SF	11	1578792
D5037	Office	Fair	Fire Alarm Control Panel, Basic/Zoned [0]	1	6	1465217

**Jurupa Middle School / Building 200 (D-E1)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	13,500 SF	25	1465247
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	11,000 SF	8	1465249
B2021	Building Exterior	Fair	Window, 12 SF	9	8	1465250
B2021	Building Exterior	Fair	Window, 12 SF	64	8	1465252
B2032	Building Exterior	Fair	Exterior Door, Steel [0]	19	6	1465241

**Jurupa Middle School / Building 200 (D-E1)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Built-Up	14,500 SF	0	1521147
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	800 LF	5	1465246
<b>Interiors</b>						
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	10,000 SF	5	1465244
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,500 SF	5	1465251
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,000 SF	6	1465242
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,500 SF	10	1465257
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	6,000 SF	4	1465255
C3031	Throughout Building	Fair	Interior Ceiling Finish, Gypsum Board/Plaster	2,000 SF	31	1465245
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,000 SF	6	1465243
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Residential Water Closet [0]	4	10	1465240
D2012	Restrooms	Fair	Urinal, Standard [0]	2	5	1465248
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China [0]	3	10	1465253
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style [0]	2	6	1465254
<b>HVAC</b>						
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-209]	1	13	1462167
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [No tag/plate found]	1	11	1462157
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-202]	1	13	1462159
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-201]	1	13	1462158
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-204B]	1	13	1462164
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-208]	1	13	1462165
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-207]	1	12	1462161
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-204A]	12	13	1462166
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-211]	1	13	1462160
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-203B]	1	13	1462163
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-203A]	1	13	1462162
<b>Electrical</b>						

**Jurupa Middle School / Building 200 (D-E1)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	10,517 SF	5	1578878
D5029	Throughout Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures [0]	10,500 SF	6	1465256
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout Building	Fair	Fire Alarm System, Basic/Zoned, Upgrade	10,500 SF	11	1578793

**Jurupa Middle School / Building 300 (G-H)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	9,750 SF	5	1465269
B2011	Building Exterior	Good	Exterior Wall, Brick, 1-2 Stories	9,750 SF	25	1465262
B2021	Building Exterior	Fair	Window, 24 SF	83	6	1465260
B2032	Building Exterior	Fair	Exterior Door, Steel	25	10	1465265
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Built-Up	16,300 SF	0	1521148
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings [0]	975 LF	8	1465267
<b>Interiors</b>						
C3012	Throughout Building	Fair	Interior Wall Finish, any surface, Prep & Paint	16,295 SF	6	1465259
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	8,500 SF	6	1465263
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	4,500 SF	4	1465261
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	13,200 SF	6	1465266
<b>Plumbing</b>						
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style [0]	2	6	1465268
<b>HVAC</b>						
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-305]	1	13	1462175
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-306]	1	12	1462174
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-307]	1	12	1462181
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-303]	1	13	1462171
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-314]	1	13	1462178
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-302]	1	12	1462179

**Jurupa Middle School / Building 300 (G-H)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-301]	1	12	1462180
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-311]	1	13	1462173
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-308]	1	13	1462170
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-309]	1	13	1462177
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-312]	1	13	1462176
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-310]	1	13	1462169
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-304]	1	13	1462172
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-313]	1	13	1462168

**Electrical**

D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	13,201 SF	5	1578879
D5029	Throughout Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures [0]	13,200 SF	11	1465264

**Fire Alarm & Comm**

D5037	Throughout Building	Fair	Fire Alarm System, Basic/Zoned, Upgrade	13,200 SF	11	1578794
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**Jurupa Middle School / Building A**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	7,786 SF	30	1465158
B2021	Building Exterior	Fair	Window, 12 SF	16	5	1465159
B2021	Building Exterior	Fair	Window, 24 SF	19	5	1465157
B2032	Building Exterior	Fair	Exterior Door, Steel	7	5	1465161
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Built-Up	7,800 SF	0	1521149
<b>Interiors</b>						
C1021	Office	Fair	Interior Door, Wood Solid-Core	2	6	1465160
C3012	Throughout Building	Fair	Interior Wall Finish, any surface, Prep & Paint	7,786 SF	5	1465156
C3024	Throughout Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	6,340 SF	5	1465154
<b>HVAC</b>						
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [Weight Room]	1	8	1521031



**Jurupa Middle School / Building A**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [Science]	1	15	1521039
<b>Electrical</b>						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	6,343 SF	5	1578880
D5029	Throughout Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures [0]	6,340 SF	6	1465155
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout Building	Fair	Fire Alarm System, Basic/Zoned, Upgrade	6,340 SF	11	1578795

**Jurupa Middle School / Building F**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, Brick, 1-2 Stories	8,000 SF	25	1465167
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10,000 SF	4	1465191
B2021	Building Exterior	Fair	Window, 24 SF	2	6	1465174
B2021	Building Exterior	Fair	Window, 24 SF	10	6	1465182
B2021	Building Exterior	Fair	Window, 12 SF	18	6	1465181
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	2	6	1465184
B2032	Building Exterior	Fair	Exterior Door, Steel	9	6	1465189
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Built-Up	18,800 SF	0	1521150
<b>Interiors</b>						
C1021	Gymnasium	Fair	Interior Door, Wood Solid-Core	20	6	1465175
C1031	Restrooms	Fair	Toilet Partitions, Metal	1	5	1465164
C1033	Kitchen	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	1	8	1465171
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	4,000 SF	10	1465186
C3024	Gymnasium	Fair	Interior Floor Finish, Wood Strip	6,300 SF	10	1465165
C3024	Throughout Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	7,850 SF	6	1465188
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6	3	1465173
D2014	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel [0]	1	21	1465192

**Jurupa Middle School / Building F**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel [0]	1	21	1465180
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	1465187
D2014	Kitchen	Fair	Trough Style Sink, Solid Surface, Vandalism Resistant [0]	1	21	1465166
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style [0]	1	10	1465170
D2018	Gymnasium	Fair	Drinking Fountain, Interior [0]	1	5	1465178
D2091	Kitchen	Fair	Air Compressor, .75 HP [0]	1	5	1465172
D2091	Kitchen	Fair	Air Compressor, 2 HP [0]	1	5	1465194
<b>HVAC</b>						
D3032	Roof	Good	Ductless Split System, 1.5 TON [No tag/plate found]	1	12	1462188
D3032	Roof	Fair	Ductless Split System, 1.5 TON [No tag/plate found]	1	8	1462186
D3042	Roof	Fair	Exhaust Fan, 1200 CFM [No tag/plate found]	2	8	1462187
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [RTU-504B]	1	13	1462182
D3052	Roof	Fair	Packaged Unit (RTU), 12.5 TON [RTU-MPNW]	1	7	1462184
D3052	Roof	Fair	Packaged Unit (RTU), 12.5 TON [RTU-MPSW]	1	7	1462185
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [RTU-504A]	1	4	1462183
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [503B]	1	13	1521036
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [KIT.Office]	1	13	1521041
D3052	Roof	Fair	Packaged Unit (RTU), 12 TON [AC 3]	1	13	1521033
D3052	Roof	Fair	Packaged Unit (RTU), 12 TON [AC 4]	1	13	1521037
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [KIT.2]	1	13	1521038
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [503A]	1	12	1521032
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON [509]	1	13	1521043
<b>Electrical</b>						
D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	18,800 SF	5	1578881
D5029	Throughout Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures [0]	18,800 SF	6	1578791
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout Building	Fair	Fire Alarm System, Basic/Zoned, Upgrade	18,800 SF	11	1578796
<b>Equipment/Special</b>						
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double [0]	1	6	1465190

**Jurupa Middle School / Building F**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Good	Commercial Kitchen, Icemaker, Freestanding [0]	1	6	1465176
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer [0]	1	6	1465185
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	6	1465193
E1093	Kitchen	Fair	Commercial Kitchen, LF [0]	1	6	1465168
E1093	Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells [0]	1	6	1465169
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 3-Door Reach-In [0]	1	6	1465183
E1093	Kitchen	Fair	Commercial Kitchen, Broiler [0]	1	10	1465177
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner [0]	1	6	1465179

**Jurupa Middle School / Library (E2)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	2,750 SF	25	1465399
B2021	Building Exterior	Fair	Window, 12 SF	18	6	1465401
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	2	6	1465412
B2032	Building Exterior	Fair	Exterior Door, Steel	4	11	1465407
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Built-Up	3,472 SF	0	1521151
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	80 LF	5	1465408
<b>Interiors</b>						
C1021	Throughout Building	Good	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End	2	16	1465410
C1021	Throughout Building	Good	Interior Door, Wood Solid-Core	1	16	1465409
C3012	Throughout Building	Good	Interior Wall Finish, any surface, Prep & Paint	1,800 SF	5	1465402
C3012	Throughout Building	Good	Interior Wall Finish, any surface, Prep & Paint	1,500 SF	6	1465406
C3024	Throughout Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	484 SF	5	1465404
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,450 SF	4	1465405
C3032	Throughout Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,472 SF	5	1465403
<b>HVAC</b>						
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [RTU-LIB3]	1	13	1462155
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-LIB1]	1	13	1462153

**Jurupa Middle School / Library (E2)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [RTU-LIB2]	1	12	1462154
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON [RTU-LIB4]	1	13	1462156

**Electrical**

D5019	Throughout Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	3,472 SF	5	1578882
D5029	Throughout Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	3,530 SF	4	1465411

**Fire Alarm & Comm**

D5037	Throughout Building	Fair	Fire Alarm System, Basic/Zoned, Upgrade	3,530 SF	11	1578797
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**Jurupa Middle School / Portable P401**

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

B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1519012
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578669
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1519008

**Roofing**

B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578670
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**Interiors**

C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1519011
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1519118

**HVAC**

D3051	P401	Fair	Air Conditioner, 5 TON	1	6	1465823
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**Electrical**

D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1519007
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**Fire Alarm & Comm**

D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1519122
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**Jurupa Middle School / Portable P402**

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

B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578768
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**Jurupa Middle School / Portable P402**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578767
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578769
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578770
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578771
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578772
<b>HVAC</b>						
D3051	P402	Fair	Air Conditioner, 5 TON	1	6	1465815
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578773
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578774

**Jurupa Middle School / Portable P403**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578759
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578760
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578761
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578762
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578763
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578764
<b>HVAC</b>						
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [403 M]	1	8	1521042
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578765



**Jurupa Middle School / Portable P403**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578766

**Jurupa Middle School / Portable P404**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578752
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578751
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578753
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578754
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578755
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578756
<b>HVAC</b>						
D3051	M404	Fair	Air Conditioner, 5 TON	1	6	1465816
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578757
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578758

**Jurupa Middle School / Portable P405**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578736
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578735
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578737
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578738
<b>Interiors</b>						

**Jurupa Middle School / Portable P405**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578739
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578740
<b>HVAC</b>						
D3051	M405	Fair	Air Conditioner, 5 TON	1	6	1465811
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578741
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578742

**Jurupa Middle School / Portable P406**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578744
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578743
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578745
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578746
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578747
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578748
<b>HVAC</b>						
D3051	M406	Fair	Air Conditioner, 5 TON	1	6	1465817
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578749
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578750

**Jurupa Middle School / Portable P407**

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

**Jurupa Middle School / Portable P407**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578727
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578728
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578729
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578730
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578731
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578732
<b>HVAC</b>						
D3051	P407	Fair	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH	1	5	1465271
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578733
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578734

**Jurupa Middle School / Portable P408**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578720
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578719
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578721
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578722
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578723
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578724
<b>HVAC</b>						
D3051	P408	Fair	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH	1	5	1465272
<b>Electrical</b>						

**Jurupa Middle School / Portable P408**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578725
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578726

**Jurupa Middle School / Portable P409**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578712
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578711
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578713
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578714
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578715
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578716
<b>HVAC</b>						
D3051	P409	Fair	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH	1	5	1465276
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578717
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578718

**Jurupa Middle School / Portable P410**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578704
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578703
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578705
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578706

**Jurupa Middle School / Portable P410**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578707
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578708
<b>HVAC</b>						
D3051	P410	Fair	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH	1	5	1465278
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578709
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578710

**Jurupa Middle School / Portable P411**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578695
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578696
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578697
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578698
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578699
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578700
<b>HVAC</b>						
D3051	P411	Fair	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH	1	5	1465274
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578701
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578702

**Jurupa Middle School / Portable P412**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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**Jurupa Middle School / Portable P412**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578688
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578687
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578689
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578690
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578691
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578692
<b>HVAC</b>						
D3051	P412	Fair	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH	1	5	1465275
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578693
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578694

**Jurupa Middle School / Portable P413**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,400 SF	21	1578679
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	7	1578680
B2021	Building Exterior	Fair	Window, 12 SF	2	26	1578681
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,240 SF	20	1578682
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	6	1578683
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1578684
<b>HVAC</b>						
D3051	P413	Fair	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH	1	5	1465281



**Jurupa Middle School / Portable P413**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1578685
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	960 SF	16	1578686

**Jurupa Middle School / Portable P414**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,600 SF	21	1578671
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,600 SF	7	1578672
B2021	Building Exterior	Fair	Window, 32 SF	2	26	1578673
<b>Roofing</b>						
B3011	Rooftop	Fair	Roof, Metal	1,780 SF	20	1578674
<b>Interiors</b>						
C3012	Building Interior	Good	Interior Wall Finish, any surface, Prep & Paint	1,400 SF	6	1578675
C3032	Building Interior	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,440 SF	21	1578676
<b>HVAC</b>						
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [414 M]	1	8	1521040
<b>Electrical</b>						
D5029	Building Interior	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,440 SF	16	1578677
<b>Fire Alarm &amp; Comm</b>						
D5037	Building Exterior	Fair	Fire Alarm System, Basic/Zoned, Upgrade	1,440 SF	16	1578678

**Jurupa Middle School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5012	P414 Adjacent	Fair	Secondary Transformer, Dry, 112.5 kVA	1	19	1578802
D5012	P414 Adjacent	Fair	Main Distribution Panel, 120/208 V, 400 Amp	1	18	1578799
<b>Pavement</b>						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	63,400 SF	4	1465392

**Jurupa Middle School / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2022	Site	Fair	Parking Lots, Concrete Pavement	30,880 SF	16	1465394
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	50,500 SF	16	1465397
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	2,000 LF	6	1465395
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	72 LF	21	1465398
G2047	Site	Fair	Play Surfaces & Sports Courts, Sand, 3" Depth	1,430 SF	6	1465391
G2047	Site	Good	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	56,300 SF	5	1465396
G2047	Sports Courts	Poor	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	20,000 SF	0	1578883
<b>Landscaping</b>						
G2057	Throughout Site	Poor	Irrigation System	250,000 SF	0	1578886
<b>Utilities</b>						
G3029	Throughout Site	Poor	Sanitary Sewer Piping	850 LF	0	1578884
G3033	Throughout site	Poor	Catch Basins and Piping to Public Storm Drain	1,200 LF	0	1578885

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## **Appendix E: Replacement Reserves**

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Replacement Reserves Report



11/30/2019

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate	
Jurupa Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Jurupa Middle School / Building 100 (B-C)	\$362,653	\$7,981	\$0	\$13,306	\$0	\$416,446	\$276,127	\$128,319	\$187,840	\$57,920	\$13,092	\$55,318	\$14,205	\$112,171	\$0	\$115,553	\$122,572	\$172,449	\$35,336	\$49,693	\$67,179		\$2,208,161
Jurupa Middle School / Building 200 (D-E1)	\$224,721	\$0	\$0	\$0	\$56,067	\$241,419	\$158,089	\$0	\$115,901	\$0	\$51,029	\$40,607	\$14,205	\$292,620	\$75,350	\$25,870	\$0	\$0	\$66,338	\$0	\$0		\$1,362,216
Jurupa Middle School / Building 300 (G-H)	\$252,617	\$0	\$0	\$0	\$42,050	\$260,273	\$263,296	\$0	\$12,305	\$0	\$22,316	\$161,816	\$56,819	\$146,310	\$56,512	\$53,810	\$43,420	\$0	\$0	\$0	\$0		\$1,371,545
Jurupa Middle School / Building A	\$120,884	\$0	\$0	\$0	\$0	\$203,390	\$52,132	\$0	\$15,425	\$0	\$0	\$19,430	\$0	\$0	\$0	\$39,114	\$0	\$0	\$0	\$0	\$0	\$63,380	\$513,756
Jurupa Middle School / Building F	\$291,362	\$0	\$0	\$9,435	\$53,575	\$340,105	\$315,451	\$68,074	\$14,163	\$0	\$276,715	\$57,616	\$24,937	\$147,123	\$53,582	\$0	\$16,876	\$0	\$0	\$0	\$0	\$3,799	\$1,672,814
Jurupa Middle School / Library (E2)	\$53,809	\$0	\$0	\$0	\$49,283	\$81,013	\$21,876	\$0	\$0	\$0	\$0	\$14,496	\$14,205	\$32,513	\$30,768	\$4,657	\$12,701	\$0	\$0	\$0	\$0	\$4,838	\$320,160
Jurupa Middle School / Portable P401	\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$0	\$32,230	\$80,288
Jurupa Middle School / Portable P402	\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$0	\$32,230	\$80,288
Jurupa Middle School / Portable P403	\$0	\$0	\$0	\$0	\$0	\$0	\$2,379	\$4,901	\$12,621	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$0	\$32,230	\$75,558
Jurupa Middle School / Portable P404	\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$0	\$32,230	\$80,288
Jurupa Middle School / Portable P405	\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$0	\$32,230	\$80,288
Jurupa Middle School / Portable P406	\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$0	\$32,230	\$80,288
Jurupa Middle School / Portable P407	\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$0	\$37,828	\$72,129
Jurupa Middle School / Portable P408	\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$0	\$37,828	\$72,129
Jurupa Middle School / Portable P409	\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$0	\$37,828	\$72,129
Jurupa Middle School / Portable P410	\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$0	\$37,828	\$72,129
Jurupa Middle School / Portable P411	\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$0	\$37,828	\$72,129
Jurupa Middle School / Portable P412	\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$0	\$37,828	\$72,129
Jurupa Middle School / Portable P413	\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$0	\$37,828	\$72,129
Jurupa Middle School / Portable P414	\$0	\$0	\$0	\$0	\$0	\$0	\$2,776	\$6,535	\$15,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,195	\$8,783	\$0	\$0	\$0	\$46,265	\$103,979
Jurupa Middle School / Site	\$948,181	\$0	\$0	\$0	\$35,547	\$32,441	\$67,601	\$0	\$0	\$41,208	\$37,608	\$0	\$0	\$0	\$0	\$47,772	\$43,597	\$1,301,078	\$0	\$11,308	\$86,439	\$50,541	\$2,703,320
<b>Grand Total</b>	<b>\$2,254,228</b>	<b>\$7,981</b>	<b>\$0</b>	<b>\$22,741</b>	<b>\$236,523</b>	<b>\$1,600,240</b>	<b>\$1,225,290</b>	<b>\$266,644</b>	<b>\$373,682</b>	<b>\$99,128</b>	<b>\$400,759</b>	<b>\$349,283</b>	<b>\$124,371</b>	<b>\$730,737</b>	<b>\$263,983</b>	<b>\$282,600</b>	<b>\$1,789,507</b>	<b>\$266,862</b>	<b>\$112,981</b>	<b>\$136,132</b>	<b>\$694,177</b>		<b>\$11,237,851</b>

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

Jurupa Middle School / Building 100 (B-C)

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	1465210	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	1	9	8000	SF	\$3.54	\$28,339																						\$28,339	\$56,678
B2021	Building Exterior	1465208	Window, 24 SF, Replace	30	24	6	86	EA	\$1,051.65	\$90,442							\$90,442																\$90,442
B2031	Building Exterior	1465215	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	24	6	2	EA	\$1,439.10	\$2,878							\$2,878																\$2,878
B2032	Building Exterior	1465219	Exterior Door, Steel, Replace	40	34	6	26	EA	\$664.20	\$17,269							\$17,269																\$17,269
B3011	Roof	1521146	Roof, Built-Up, Replace	25	25	0	23400	SF	\$15.50	\$362,653	\$362,653																						\$362,653
B3016	Roof	1465226	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	1050	LF	\$9.96	\$10,461						\$10,461																	\$10,461
C3012	Classrooms	1465213	Interior Wall Finish, Gypsum Board/Plaster, Repair	0	0	* 0	2000	SF	\$3.87	\$7,749		\$7,749																					\$7,749
C3012	Throughout building	1465211	Interior Wall Finish, any surface, Prep & Paint	10	2	8	12500	SF	\$1.66	\$20,756									\$20,756										\$20,756				\$41,513
C3012	Restrooms	1465218	Interior Wall Finish, Ceramic Tile, Replace	40	32	8	3000	SF	\$19.93	\$59,778									\$59,778														\$59,778
C3024	Throughout building	1465229	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	6000	SF	\$5.54	\$33,210						\$33,210														\$33,210			\$66,420
C3024	Restrooms	1465222	Interior Floor Finish, Ceramic Tile, Replace	40	32	8	3000	SF	\$19.93	\$59,778									\$59,778														\$59,778
C3025	Classrooms	1465216	Interior Floor Finish, Carpet Commercial Tile, Replace	10	3	7	14500	SF	\$7.20	\$104,335							\$104,335											\$104,335					\$208,670
C3031	Throughout building	1465206	Interior Ceiling Finish, Gypsum Board/Plaster, Replace	50	34	16	5000	SF	\$8.86	\$44,280																			\$44,280				\$44,280
C3032	Throughout building	1465227	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	12500	SF	\$3.87	\$48,431						\$48,431																	\$48,431
D2011	Restrooms	1465204	Toilet, Residential Water Closet, Replace	30	20	10	4	EA	\$774.90	\$3,100											\$3,100												\$3,100

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	
D2014	Restrooms	1465221	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	4	EA	\$1,660.50	\$6,642											\$6,642											\$6,642	
D2014	Office	1465214	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	19	11	1	EA	\$1,217.70	\$1,218												\$1,218										\$1,218	
D2018	Office	1465230	Drinking Fountain, Outside/Site Style, Replace	15	10	5	1	EA	\$3,985.20	\$3,985						\$3,985																\$3,985	\$7,970
D2018	Building exterior	1465225	Drinking Fountain, Outside/Site Style, Replace	15	7	8	2	EA	\$3,985.20	\$7,970										\$7,970												\$7,970	
D3052	Roof	1477484	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	\$12,177.00	\$12,177						\$12,177																\$12,177	
D3052	Roof	1477495	Packaged Unit (RTU), 2 TON, Replace	20	11	9	1	EA	\$6,088.50	\$6,089											\$6,089											\$6,089	
D3052	Roof	1477487	Packaged Unit (RTU), 4 TON, Replace	20	11	9	1	EA	\$9,963.00	\$9,963											\$9,963											\$9,963	
D3052	Roof	1477494	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,963.00	\$9,963												\$9,963										\$9,963	
D3052	Roof	1477490	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177								\$12,177	
D3052	Roof	1477497	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Roof	1477492	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177								\$12,177	
D3052	Roof	1477485	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177								\$12,177	
D3052	Roof	1477493	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Roof	1477488	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Roof	1477491	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963								\$9,963	
D3052	Roof	1477496	Packaged Unit (RTU), 4 TON, Replace	20	4	16	1	EA	\$9,963.00	\$9,963																	\$9,963					\$9,963	
D3052	Roof	1477489	Packaged Unit (RTU), 4 TON, Replace	20	4	16	1	EA	\$9,963.00	\$9,963																	\$9,963					\$9,963	
D3052	Roof	1477486	Packaged Unit (RTU), 5 TON, Replace	20	4	16	1	EA	\$12,177.00	\$12,177																	\$12,177					\$12,177	
D5012	Adjacent	1578808	Secondary Transformer, Dry, 75 kVA, Replace	30	25	5	1	EA	\$11,070.00	\$11,070						\$11,070																\$11,070	
D5012	West wall	1578800	Building/Main Switchboard, 120/208 V, 1,000 Amp, Replace	40	25	15	1	EA	\$63,099.00	\$63,099																	\$63,099					\$63,099	
D5012	Adjacent	1578807	Secondary Transformer, Dry, 75 kVA, Replace	30	15	15	1	EA	\$11,070.00	\$11,070																	\$11,070					\$11,070	
D5019	Building 100 (B-C)	1578877	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	35	5	17516	SF	\$14.39	\$252,073						\$252,073																\$252,073	
D5029	Throughout building	1465205	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	14	6	17500	SF	\$6.64	\$116,235						\$116,235																\$116,235	
D5037	Office	1465217	Fire Alarm Control Panel, Basic/Zoned, Replace	15	9	6	1	EA	\$4,428.00	\$4,428						\$4,428																\$4,428	
D5037	Throughout Building	1578792	Fire Alarm System, Basic/Zoned, Upgrade	20	9	11	17500	SF	\$2.21	\$38,745												\$38,745										\$38,745	
<b>Totals, Unescalated</b>											<b>\$362,653</b>	<b>\$7,749</b>	<b>\$0</b>	<b>\$12,177</b>	<b>\$0</b>	<b>\$359,230</b>	<b>\$231,252</b>	<b>\$104,335</b>	<b>\$148,283</b>	<b>\$44,391</b>	<b>\$9,742</b>	<b>\$39,963</b>	<b>\$9,963</b>	<b>\$76,383</b>	<b>\$0</b>	<b>\$74,169</b>	<b>\$76,383</b>	<b>\$104,335</b>	<b>\$20,756</b>	<b>\$28,339</b>	<b>\$37,195</b>	<b>\$1,747,298</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$362,653</b>	<b>\$7,981</b>	<b>\$0</b>	<b>\$13,306</b>	<b>\$0</b>	<b>\$416,446</b>	<b>\$276,127</b>	<b>\$128,319</b>	<b>\$187,840</b>	<b>\$57,920</b>	<b>\$13,092</b>	<b>\$55,318</b>	<b>\$14,205</b>	<b>\$112,171</b>	<b>\$0</b>	<b>\$115,553</b>	<b>\$122,572</b>	<b>\$172,449</b>	<b>\$35,336</b>	<b>\$49,693</b>	<b>\$67,179</b>	<b>\$2,208,161</b>	

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

Jurupa Middle School / Building 200 (D-E1)

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	1465249	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	2	8	11000	SF	\$3.54	\$38,966										\$38,966												\$38,966	\$77,933
B2021	Building Exterior	1465250	Window, 12 SF, Replace	30	22	8	9	EA	\$719.55	\$6,476										\$6,476												\$6,476	
B2021	Building Exterior	1465252	Window, 12 SF, Replace	30	22	8	64	EA	\$719.55	\$46,051										\$46,051												\$46,051	
B2032	Building Exterior	1465241	Exterior Door, Steel, Replace	40	34	6	19	EA	\$664.20	\$12,620						\$12,620																\$12,620	
B3011	Roof	1521147	Roof, Built-Up, Replace	25	25	0	14500	SF	\$15.50	\$224,721	\$224,721																					\$224,721	
B3016	Roof	1465246	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	800	LF	\$9.96	\$7,970						\$7,970																\$7,970	
C3012	Classrooms	1465244	Interior Wall Finish, any surface, Prep & Paint	10	5	5	10000	SF	\$1.66	\$16,605						\$16,605									\$16,605							\$16,605	
C3012	Restrooms	1465251	Interior Wall Finish, Ceramic Tile, Replace	40	35	5	1500	SF	\$19.93	\$29,889						\$29,889																\$29,889	
C3024	Classrooms	1465242	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	2000	SF	\$5.54	\$11,070						\$11,070																\$11,070	
C3024	Restrooms	1465257	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	1500	SF	\$19.93	\$29,889											\$29,889											\$29,889	
C3025	Classrooms	1465255	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	6000	SF	\$8.30	\$49,815					\$49,815										\$49,815							\$49,815	
C3032	Classrooms	1465243	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	19	6	8000	SF	\$3.87	\$30,996						\$30,996																\$30,996	
D2011	Restrooms	1465240	Toilet, Residential Water Closet, Replace	30	20	10	4	EA	\$774.90	\$3,100											\$3,100											\$3,100	
D2012	Restrooms	1465248	Urinal, Standard, Replace	30	25	5	2	EA	\$1,217.70	\$2,435						\$2,435																\$2,435	
D2014	Restrooms	1465253	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	3	EA	\$1,660.50	\$4,982											\$4,982											\$4,982	
D2018	Building exterior	1465254	Drinking Fountain, Outside/Site Style, Replace	15	9	6	2	EA	\$3,985.20	\$7,970						\$7,970																\$7,970	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
D3052	Roof	1462157	Packaged Unit (RTU), 2 TON, Replace	20	9	11	1	EA	\$6,088.50	\$6,089												\$6,089										\$6,089	
D3052	Roof	1462161	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,963.00	\$9,963													\$9,963										\$9,963
D3052	Roof	1462167	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462159	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462158	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462164	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462165	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462166	Packaged Unit (RTU), 4 TON, Replace	20	7	13	12	EA	\$9,963.00	\$119,556														\$119,556									\$119,556
D3052	Roof	1462160	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462163	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462162	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D5019	Throughout Building	1578878	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	35	5	10517	SF	\$14.39	\$151,350					\$151,350																		\$151,350
D5029	Throughout Building	1465256	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	14	6	10500	SF	\$6.64	\$69,741						\$69,741																	\$69,741
D5037	Throughout Building	1578793	Fire Alarm System, Basic/Zoned, Upgrade	20	9	11	10500	SF	\$2.21	\$23,247												\$23,247										\$23,247	
<b>Totals, Unescalated</b>											\$224,721	\$0	\$0	\$0	\$49,815	\$208,250	\$132,397	\$0	\$91,494	\$0	\$37,970	\$29,336	\$9,963	\$199,260	\$49,815	\$16,605	\$0	\$0	\$38,966	\$0	\$0	\$1,088,592	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$224,721	\$0	\$0	\$0	\$56,067	\$241,419	\$158,089	\$0	\$115,901	\$0	\$51,029	\$40,607	\$14,205	\$292,620	\$75,350	\$25,870	\$0	\$0	\$66,338	\$0	\$0	\$1,362,216	

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

Jurupa Middle School / Building 300 (G-H)

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	1465269	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	5	5	9750	SF	\$3.54	\$34,538					\$34,538											\$34,538						\$69,077	
B2021	Building Exterior	1465260	Window, 24 SF, Replace	30	24	6	83	EA	\$1,051.65	\$87,287						\$87,287																	\$87,287
B2032	Building Exterior	1465265	Exterior Door, Steel, Replace	40	30	10	25	EA	\$664.20	\$16,605											\$16,605											\$16,605	
B3011	Roof	1521148	Roof, Built-Up, Replace	25	25	0	16300	SF	\$15.50	\$252,617	\$252,617																					\$252,617	
B3016	Roof	1465267	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	975	LF	\$9.96	\$9,714									\$9,714													\$9,714	
C3012	Throughout Building	1465259	Interior Wall Finish, any surface, Prep & Paint	10	4	6	16295	SF	\$1.66	\$27,058						\$27,058										\$27,058							\$27,058
C3024	Classrooms	1465263	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	8500	SF	\$5.54	\$47,048						\$47,048																	\$47,048
C3025	Classrooms	1465261	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	4500	SF	\$8.30	\$37,361					\$37,361									\$37,361									\$37,361
C3032	Classrooms	1465266	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	19	6	13200	SF	\$3.87	\$51,143						\$51,143																	\$51,143
D2018	Building exterior	1465268	Drinking Fountain, Outside/Site Style, Replace	15	9	6	2	EA	\$3,985.20	\$7,970						\$7,970																	\$7,970
D3052	Roof	1462174	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,963.00	\$9,963													\$9,963										\$9,963
D3052	Roof	1462181	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,963.00	\$9,963													\$9,963										\$9,963
D3052	Roof	1462179	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,963.00	\$9,963													\$9,963										\$9,963
D3052	Roof	1462180	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,963.00	\$9,963													\$9,963										\$9,963
D3052	Roof	1462175	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462171	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462178	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462173	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462170	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462177	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462176	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462169	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462172	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D3052	Roof	1462168	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963														\$9,963									\$9,963
D5019	Throughout Building	1578879	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	35	5	13201	SF	\$14.39	\$189,976					\$189,976																		\$189,976
D5029	Throughout Building	1465264	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	9	11	13200	SF	\$6.64	\$87,674												\$87,674											\$87,674
D5037	Throughout Building	1578794	Fire Alarm System, Basic/Zoned, Upgrade	20	9	11	13200	SF	\$2.21	\$29,225												\$29,225											\$29,225

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	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				
<b>Totals, Unescalated</b>									\$252,617	\$0	\$0	\$0	\$37,361	\$224,514	\$220,506	\$0	\$9,714	\$0	\$16,605	\$116,899	\$39,852	\$99,630	\$37,361	\$34,538	\$27,058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,116,656		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$252,617	\$0	\$0	\$0	\$42,050	\$260,273	\$263,296	\$0	\$12,305	\$0	\$22,316	\$161,816	\$56,819	\$146,310	\$56,512	\$53,810	\$43,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,371,545

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

Jurupa Middle School / Building A

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate					
B2021	Building Exterior	1465159	Window, 12 SF, Replace	30	25	5	16	EA	\$719.55	\$11,513					\$11,513																\$11,513					
B2021	Building Exterior	1465157	Window, 24 SF, Replace	30	25	5	19	EA	\$1,051.65	\$19,981					\$19,981																\$19,981					
B2032	Building Exterior	1465161	Exterior Door, Steel, Replace	40	35	5	7	EA	\$664.20	\$4,649					\$4,649																\$4,649					
B3011	Roof	1521149	Roof, Built-Up, Replace	25	25	0	7800	SF	\$15.50	\$120,884	\$120,884																				\$120,884					
C1021	Office	1465160	Interior Door, Wood Solid-Core, Replace	40	34	6	2	EA	\$774.90	\$1,550						\$1,550															\$1,550					
C3012	Throughout Building	1465156	Interior Wall Finish, any surface, Prep & Paint	10	5	5	7786	SF	\$1.66	\$12,929					\$12,929									\$12,929							\$25,857					
C3024	Throughout Building	1465154	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	6340	SF	\$5.54	\$35,092					\$35,092														\$35,092	\$70,184						
D3052	Roof	1521031	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$12,177.00	\$12,177								\$12,177													\$12,177					
D3052	Roof	1521039	Packaged Unit (RTU), 5 TON, Replace	20	5	15	1	EA	\$12,177.00	\$12,177														\$12,177							\$12,177					
D5019	Throughout Building	1578880	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	35	5	6343	SF	\$14.39	\$91,282					\$91,282																\$91,282					
D5029	Throughout Building	1465155	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	14	6	6340	SF	\$6.64	\$42,110					\$42,110																\$42,110					
D5037	Throughout Building	1578795	Fire Alarm System, Basic/Zoned, Upgrade	20	9	11	6340	SF	\$2.21	\$14,037											\$14,037										\$14,037					
<b>Totals, Unescalated</b>									\$120,884	\$0	\$0	\$0	\$0	\$175,446	\$43,660	\$0	\$12,177	\$0	\$0	\$14,037	\$0	\$0	\$0	\$25,106	\$0	\$0	\$0	\$0	\$0	\$0	\$35,092	\$426,402				
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$120,884	\$0	\$0	\$0	\$0	\$203,390	\$52,132	\$0	\$15,425	\$0	\$0	\$19,430	\$0	\$0	\$0	\$39,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,380	\$513,756

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

Jurupa Middle School / Building F

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	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	1465191	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	6	4	10000	SF	\$3.54	\$35,424				\$35,424										\$35,424							\$70,848		
B2021	Building Exterior	1465174	Window, 24 SF, Replace	30	24	6	2	EA	\$1,051.65	\$2,103					\$2,103																	\$2,103	
B2021	Building Exterior	1465182	Window, 24 SF, Replace	30	24	6	10	EA	\$1,051.65	\$10,517					\$10,517																	\$10,517	
B2021	Building Exterior	1465181	Window, 12 SF, Replace	30	24	6	18	EA	\$719.55	\$12,952					\$12,952																	\$12,952	
B2031	Building Exterior	1465184	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	24	6	2	EA	\$1,439.10	\$2,878					\$2,878																	\$2,878	
B2032	Building Exterior	1465189	Exterior Door, Steel, Replace	40	34	6	9	EA	\$664.20	\$5,978					\$5,978																	\$5,978	
B3011	Roof	1521150	Roof, Built-Up, Replace	25	25	0	18800	SF	\$15.50	\$291,362	\$291,362																				\$291,362		
C1021	Gymnasium	1465175	Interior Door, Wood Solid-Core, Replace	40	34	6	20	EA	\$774.90	\$15,498					\$15,498																	\$15,498	
C1031	Restrooms	1465164	Toilet Partitions, Metal, Replace	20	15	5	1	EA	\$940.95	\$941					\$941																	\$941	
C1033	Kitchen	1465171	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	1	EA	\$553.50	\$554								\$554														\$554	
C3024	Throughout Building	1465188	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	7850	SF	\$5.54	\$43,450					\$43,450																	\$43,450	
C3024	Restrooms	1465186	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	4000	SF	\$19.93	\$79,704										\$79,704												\$79,704	
C3024	Gymnasium	1465165	Interior Floor Finish, Wood Strip, Replace	30	20	10	6300	SF	\$16.61	\$104,612										\$104,612												\$104,612	
D2011	Restrooms	1465173	Toilet, Commercial Water Closet, Replace	30	27	3	6	EA	\$1,439.10	\$8,635			\$8,635																			\$8,635	
D2014	Restrooms	1465187	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	5	EA	\$1,660.50	\$8,303										\$8,303												\$8,303	
D2018	Gymnasium	1465178	Drinking Fountain, Interior, Replace	15	10	5	1	EA	\$2,103.30	\$2,103				\$2,103															\$2,103			\$4,207	
D2018	Building exterior	1465170	Drinking Fountain, Outside/Site Style, Replace	15	5	10	1	EA	\$3,985.20	\$3,985										\$3,985												\$3,985	
D2091	Kitchen	1465172	Air Compressor, .75 HP, Replace	20	15	5	1	EA	\$8,047.89	\$8,048					\$8,048																		\$8,048
D2091	Kitchen	1465194	Air Compressor, 2 HP, Replace	20	15	5	1	EA	\$11,734.20	\$11,734					\$11,734																		\$11,734
D3032	Roof	1462186	Ductless Split System, 1.5 TON, Replace	15	7	8	1	EA	\$5,313.60	\$5,314									\$5,314													\$5,314	
D3032	Roof	1462188	Ductless Split System, 1.5 TON, Replace	15	3	12	1	EA	\$5,313.60	\$5,314																						\$5,314	
D3042	Roof	1462187	Exhaust Fan, 1200 CFM, Replace	25	17	8	2	EA	\$2,656.80	\$5,314																						\$5,314	



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D3052	Roof	1462183	Packaged Unit (RTU), 5 TON, Replace	20	16	4	1	EA	\$12,177.00	\$12,177					\$12,177																	\$12,177
D3052	Roof	1462184	Packaged Unit (RTU), 12.5 TON, Replace	20	13	7	1	EA	\$27,675.00	\$27,675								\$27,675														\$27,675
D3052	Roof	1462185	Packaged Unit (RTU), 12.5 TON, Replace	20	13	7	1	EA	\$27,675.00	\$27,675								\$27,675														\$27,675
D3052	Roof	1521032	Packaged Unit (RTU), 5 TON, Replace	20	8	12	1	EA	\$12,177.00	\$12,177												\$12,177									\$12,177	
D3052	Roof	1462182	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177								\$12,177	
D3052	Roof	1521036	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177								\$12,177	
D3052	Roof	1521041	Packaged Unit (RTU), 2 TON, Replace	20	7	13	1	EA	\$6,088.50	\$6,089													\$6,089								\$6,089	
D3052	Roof	1521033	Packaged Unit (RTU), 12 TON, Replace	20	7	13	1	EA	\$27,675.00	\$27,675													\$27,675								\$27,675	
D3052	Roof	1521037	Packaged Unit (RTU), 12 TON, Replace	20	7	13	1	EA	\$27,675.00	\$27,675													\$27,675								\$27,675	
D3052	Roof	1521038	Packaged Unit (RTU), 2 TON, Replace	20	7	13	1	EA	\$6,088.50	\$6,089													\$6,089								\$6,089	
D3052	Roof	1521043	Packaged Unit (RTU), 3 TON, Replace	20	7	13	1	EA	\$8,302.50	\$8,303													\$8,303								\$8,303	
D5019	Throughout Building	1578881	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	35	5	18800	SF	\$14.39	\$270,551					\$270,551																\$270,551	
D5029	Throughout Building	1578791	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	14	6	18800	SF	\$6.64	\$124,870						\$124,870															\$124,870	
D5037	Throughout Building	1578796	Fire Alarm System, Basic/Zoned, Upgrade	20	9	11	18800	SF	\$2.21	\$41,623												\$41,623									\$41,623	
E1093	Kitchen	1465190	Commercial Kitchen, Convection Oven, Double, Replace	10	4	6	1	EA	\$10,516.50	\$10,517							\$10,517									\$10,517					\$21,033	
E1093	Kitchen	1465176	Commercial Kitchen, Icemaker, Freestanding, Replace	15	9	6	1	EA	\$7,416.90	\$7,417							\$7,417														\$7,417	
E1093	Kitchen	1465185	Commercial Kitchen, Food Warmer, Replace	15	9	6	1	EA	\$1,881.90	\$1,882							\$1,882														\$1,882	
E1093	Kitchen	1465193	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,092.20	\$5,092							\$5,092														\$5,092	
E1093	Kitchen	1465168	Commercial Kitchen, LF, Replace	15	9	6	1	EA	\$4,981.50	\$4,982							\$4,982														\$4,982	
E1093	Kitchen	1465169	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,985.20	\$3,985							\$3,985														\$3,985	
E1093	Kitchen	1465183	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$7,084.80	\$7,085							\$7,085														\$7,085	
E1093	Kitchen	1465179	Commercial Kitchen, Range/Oven, 4-Burner, Replace	15	9	6	1	EA	\$4,981.50	\$4,982							\$4,982														\$4,982	
E1093	Kitchen	1465177	Commercial Kitchen, Broiler, Replace	15	5	10	1	EA	\$9,298.80	\$9,299											\$9,299										\$9,299	
<b>Totals, Unescalated</b>											\$291,362	\$0	\$0	\$8,635	\$47,601	\$293,377	\$264,186	\$55,350	\$11,181	\$0	\$205,902	\$41,623	\$17,491	\$100,184	\$35,424	\$0	\$10,517	\$0	\$0	\$0	\$2,103	\$1,384,934
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$291,362	\$0	\$0	\$9,435	\$53,575	\$340,105	\$315,451	\$68,074	\$14,163	\$0	\$276,715	\$57,616	\$24,937	\$147,123	\$53,582	\$0	\$16,876	\$0	\$0	\$0	\$3,799	\$1,672,814

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

Jurupa Middle School / Library (E2)

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2021	Building Exterior	1465401	Window, 12 SF, Replace	30	24	6	18	EA	\$719.55	\$12,952							\$12,952														\$12,952	
B2031	Building Exterior	1465412	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	24	6	2	EA	\$1,439.10	\$2,878							\$2,878														\$2,878	
B2032	Building Exterior	1465407	Exterior Door, Steel, Replace	40	29	11	4	EA	\$664.20	\$2,657												\$2,657									\$2,657	
B3011	Roof	1521151	Roof, Built-Up, Replace	25	25	0	3472	SF	\$15.50	\$53,809	\$53,809																				\$53,809	
B3016	Roof	1465408	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	80	LF	\$9.96	\$797						\$797															\$797	
C1021	Throughout Building	1465410	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End, Replace	40	24	16	2	EA	\$2,324.70	\$4,649																	\$4,649				\$4,649	
C1021	Throughout Building	1465409	Interior Door, Wood Solid-Core, Replace	40	24	16	1	EA	\$774.90	\$775																	\$775				\$775	
C3012	Throughout Building	1465402	Interior Wall Finish, any surface, Prep & Paint	10	5	5	1800	SF	\$1.66	\$2,989					\$2,989										\$2,989						\$2,989	
C3012	Throughout Building	1465406	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1500	SF	\$1.66	\$2,491						\$2,491										\$2,491					\$2,491	
C3024	Throughout Building	1465404	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	484	SF	\$5.54	\$2,679						\$2,679													\$2,679	\$5,358		
C3025	Throughout Building	1465405	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	2450	SF	\$8.30	\$20,341					\$20,341									\$20,341							\$40,682	
C3032	Throughout Building	1465403	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	3472	SF	\$3.87	\$13,452					\$13,452																\$13,452	
D3052	Roof	1462154	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,963.00	\$9,963												\$9,963									\$9,963	
D3052	Roof	1462155	Packaged Unit (RTU), 2 TON, Replace	20	7	13	1	EA	\$6,088.50	\$6,089													\$6,089								\$6,089	
D3052	Roof	1462153	Packaged Unit (RTU), 4 TON, Replace	20	7	13	1	EA	\$9,963.00	\$9,963													\$9,963								\$9,963	
D3052	Roof	1462156	Packaged Unit (RTU), 2 TON, Replace	20	7	13	1	EA	\$6,088.50	\$6,089													\$6,089								\$6,089	
D5019	Throughout Building	1578882	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	35	5	3472	SF	\$14.39	\$49,966						\$49,966															\$49,966	
D5029	Throughout Building	1465411	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	16	4	3530	SF	\$6.64	\$23,446					\$23,446																\$23,446	

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	
D5037	Throughout Building	1578797	Fire Alarm System, Basic/Zoned, Upgrade	20	9	11	3530	SF	\$2.21	\$7,815																					\$7,815	
<b>Totals, Unescalated</b>											\$53,809	\$0	\$0	\$0	\$43,787	\$69,883	\$18,321	\$0	\$0	\$0	\$0	\$10,472	\$9,963	\$22,140	\$20,341	\$2,989	\$7,915	\$0	\$0	\$0	\$2,679	\$262,299
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$53,809	\$0	\$0	\$0	\$49,283	\$81,013	\$21,876	\$0	\$0	\$0	\$0	\$14,496	\$14,205	\$32,513	\$30,768	\$4,657	\$12,701	\$0	\$0	\$0	\$4,838	\$320,160

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

Jurupa Middle School / Portable P401

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															
B2011	Building Exterior	1578669	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985															\$3,985	\$7,970														
B3011	Rooftop	1578670	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																				\$17,845	\$17,845															
C3012	Building Interior	1519011	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993					\$1,993											\$1,993					\$3,985															
D3051	P401	1465823	Air Conditioner, 5 TON, Replace	10	4	6	1	EA	\$6,199.20	\$6,199					\$6,199											\$6,199					\$12,398															
D5029	Building Interior	1519007	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																\$6,376					\$6,376															
D5037	Building Exterior	1519122	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125																\$2,125					\$2,125															
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$8,192	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,694	\$3,985	\$0	\$0	\$17,845	\$50,701								
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$32,230	\$80,288

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

Jurupa Middle School / Portable P402

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																	
B2011	Building Exterior	1578768	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985															\$3,985	\$7,970																
B3011	Rooftop	1578770	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																				\$17,845	\$17,845																	
C3012	Building Interior	1578771	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993					\$1,993											\$1,993					\$3,985																	
D3051	P402	1465815	Air Conditioner, 5 TON, Replace	10	4	6	1	EA	\$6,199.20	\$6,199					\$6,199											\$6,199					\$12,398																	
D5029	Building Interior	1578773	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																\$6,376					\$6,376																	
D5037	Building Exterior	1578774	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125																\$2,125					\$2,125																	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$8,192	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,694	\$3,985	\$0	\$0	\$17,845	\$50,701							
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$32,230	\$80,288

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

Jurupa Middle School / Portable P403

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																			
B2011	Building Exterior	1578760	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985															\$3,985	\$7,970																		
B3011	Rooftop	1578762	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																				\$17,845	\$17,845																			
C3012	Building Interior	1578763	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993					\$1,993											\$1,993					\$3,985																			
D3052	Roof	1521042	Packaged Unit (RTU), 4 TON, Replace	20	12	8	1	EA	\$9,963.00	\$9,963								\$9,963													\$9,963																			
D5029	Building Interior	1578765	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																\$6,376					\$6,376																			
D5037	Building Exterior	1578766	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125																\$2,125					\$2,125																			
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$1,993	\$3,985	\$9,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,494	\$3,985	\$0	\$0	\$17,845	\$48,265									
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$2,379	\$4,901	\$12,621	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$32,230	\$75,558

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

Jurupa Middle School / Portable P404

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	
B2011	Building Exterior	1578752	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985															\$3,985	\$7,970
B3011	Rooftop	1578754	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																				\$17,845	\$17,845	

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									
C3012	Building Interior	1578755	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993						\$1,993									\$1,993					\$3,985										
D3051	M404	1465816	Air Conditioner, 5 TON, Replace	10	4	6	1	EA	\$6,199.20	\$6,199						\$6,199									\$6,199					\$12,398										
D5029	Building Interior	1578757	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376															\$6,376					\$6,376										
D5037	Building Exterior	1578758	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125															\$2,125					\$2,125										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$8,192	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,694	\$3,985	\$0	\$0	\$17,845	\$50,701	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$32,230	\$80,288

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

Jurupa Middle School / Portable P405

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									
B2011	Building Exterior	1578736	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985										\$3,985					\$7,970									
B3011	Rooftop	1578738	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																			\$17,845	\$17,845										
C3012	Building Interior	1578739	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993						\$1,993									\$1,993					\$3,985										
D3051	M405	1465811	Air Conditioner, 5 TON, Replace	10	4	6	1	EA	\$6,199.20	\$6,199						\$6,199									\$6,199					\$12,398										
D5029	Building Interior	1578741	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376															\$6,376					\$6,376										
D5037	Building Exterior	1578742	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125															\$2,125					\$2,125										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$8,192	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,694	\$3,985	\$0	\$0	\$17,845	\$50,701	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$32,230	\$80,288

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

Jurupa Middle School / Portable P406

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									
B2011	Building Exterior	1578744	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985										\$3,985					\$7,970									
B3011	Rooftop	1578746	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																			\$17,845	\$17,845										
C3012	Building Interior	1578747	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993						\$1,993									\$1,993					\$3,985										
D3051	M406	1465817	Air Conditioner, 5 TON, Replace	10	4	6	1	EA	\$6,199.20	\$6,199						\$6,199									\$6,199					\$12,398										
D5029	Building Interior	1578749	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376															\$6,376					\$6,376										
D5037	Building Exterior	1578750	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125															\$2,125					\$2,125										
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$8,192	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,694	\$3,985	\$0	\$0	\$17,845	\$50,701	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$9,781	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,788	\$6,587	\$0	\$0	\$32,230	\$80,288

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

Jurupa Middle School / Portable P407

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										
B2011	Building Exterior	1578728	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985										\$3,985					\$7,970										
B3011	Rooftop	1578730	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																			\$17,845	\$17,845											
C3012	Building Interior	1578731	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993						\$1,993									\$1,993					\$3,985											
D3051	P407	1465271	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace	15	10	5	1	EA	\$3,099.60	\$3,100						\$3,100													\$3,100	\$6,199											
D5029	Building Interior	1578733	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376															\$6,376					\$6,376											
D5037	Building Exterior	1578734	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125															\$2,125					\$2,125											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$3,100	\$1,993	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,494	\$3,985	\$0	\$0	\$20,944	\$44,501	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$37,828	\$72,129

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

Jurupa Middle School / Portable P408



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										
B2011	Building Exterior	1578720	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985										\$3,985				\$7,970											
B3011	Rooftop	1578722	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																			\$17,845	\$17,845											
C3012	Building Interior	1578723	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993						\$1,993										\$1,993				\$3,985											
D3051	P408	1465272	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace	15	10	5	1	EA	\$3,099.60	\$3,100					\$3,100														\$3,100	\$6,199											
D5029	Building Interior	1578725	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																\$6,376				\$6,376											
D5037	Building Exterior	1578726	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125																\$2,125				\$2,125											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$3,100	\$1,993	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,494	\$3,985	\$0	\$0	\$20,944	\$44,501	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$37,828	\$72,129

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

Jurupa Middle School / Portable P409

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										
B2011	Building Exterior	1578712	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985										\$3,985				\$7,970											
B3011	Rooftop	1578714	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																			\$17,845	\$17,845											
C3012	Building Interior	1578715	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993						\$1,993										\$1,993				\$3,985											
D3051	P409	1465276	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace	15	10	5	1	EA	\$3,099.60	\$3,100					\$3,100														\$3,100	\$6,199											
D5029	Building Interior	1578717	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																\$6,376				\$6,376											
D5037	Building Exterior	1578718	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125																\$2,125				\$2,125											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$3,100	\$1,993	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,494	\$3,985	\$0	\$0	\$20,944	\$44,501	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$37,828	\$72,129

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

Jurupa Middle School / Portable P410

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										
B2011	Building Exterior	1578704	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985										\$3,985				\$7,970											
B3011	Rooftop	1578706	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																			\$17,845	\$17,845											
C3012	Building Interior	1578707	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993						\$1,993										\$1,993				\$3,985											
D3051	P410	1465278	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace	15	10	5	1	EA	\$3,099.60	\$3,100					\$3,100														\$3,100	\$6,199											
D5029	Building Interior	1578709	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																\$6,376				\$6,376											
D5037	Building Exterior	1578710	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125																\$2,125				\$2,125											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$3,100	\$1,993	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,494	\$3,985	\$0	\$0	\$20,944	\$44,501	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$37,828	\$72,129

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

Jurupa Middle School / Portable P411

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										
B2011	Building Exterior	1578696	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985										\$3,985				\$7,970											
B3011	Rooftop	1578698	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																			\$17,845	\$17,845											
C3012	Building Interior	1578699	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993						\$1,993										\$1,993				\$3,985											
D3051	P411	1465274	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace	15	10	5	1	EA	\$3,099.60	\$3,100					\$3,100														\$3,100	\$6,199											
D5029	Building Interior	1578701	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																\$6,376				\$6,376											
D5037	Building Exterior	1578702	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125																\$2,125				\$2,125											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$3,100	\$1,993	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,494	\$3,985	\$0	\$0	\$20,944	\$44,501	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$37,828	\$72,129

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

Jurupa Middle School / Portable P412

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	1578688	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985										\$3,985				\$7,970											
B3011	Rooftop	1578690	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																			\$17,845	\$17,845											
C3012	Building Interior	1578691	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993					\$1,993										\$1,993					\$3,985											
D3051	P412	1465275	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace	15	10	5	1	EA	\$3,099.60	\$3,100				\$3,100															\$3,100	\$6,199											
D5029	Building Interior	1578693	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376															\$6,376					\$6,376											
D5037	Building Exterior	1578694	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125															\$2,125					\$2,125											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$3,100	\$1,993	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,494	\$3,985	\$0	\$0	\$20,944	\$44,501	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$37,828	\$72,129

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

Jurupa Middle School / Portable P413

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	1578680	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1200	SF	\$3.32	\$3,985						\$3,985										\$3,985				\$7,970											
B3011	Rooftop	1578682	Roof, Metal, Replace	40	20	20	1240	SF	\$14.39	\$17,845																			\$17,845	\$17,845											
C3012	Building Interior	1578683	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1200	SF	\$1.66	\$1,993					\$1,993										\$1,993					\$3,985											
D3051	P413	1465281	Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace	15	10	5	1	EA	\$3,099.60	\$3,100				\$3,100															\$3,100	\$6,199											
D5029	Building Interior	1578685	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376															\$6,376					\$6,376											
D5037	Building Exterior	1578686	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	960	SF	\$2.21	\$2,125															\$2,125					\$2,125											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$3,100	\$1,993	\$3,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,494	\$3,985	\$0	\$0	\$20,944	\$44,501	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$3,593	\$2,379	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,840	\$6,587	\$0	\$0	\$37,828	\$72,129

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

Jurupa Middle School / Portable P414

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	1578672	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1600	SF	\$3.32	\$5,314						\$5,314										\$5,314				\$10,627											
B3011	Rooftop	1578674	Roof, Metal, Replace	40	20	20	1780	SF	\$14.39	\$25,616																			\$25,616	\$25,616											
C3012	Building Interior	1578675	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1400	SF	\$1.66	\$2,325					\$2,325										\$2,325					\$4,649											
D3052	Roof	1521040	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$12,177.00	\$12,177							\$12,177													\$12,177											
D5029	Building Interior	1578677	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	1440	SF	\$6.64	\$9,564															\$9,564					\$9,564											
D5037	Building Exterior	1578678	Fire Alarm System, Basic/Zoned, Upgrade	20	4	16	1440	SF	\$2.21	\$3,188															\$3,188					\$3,188											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$2,325	\$5,314	\$12,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,077	\$5,314	\$0	\$0	\$25,616	\$65,822	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$2,776	\$6,535	\$15,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,195	\$8,783	\$0	\$0	\$46,265	\$103,979

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

Jurupa Middle School / Site

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
D5012	P414 Adjacent	1578799	Main Distribution Panel, 120/208 V, 400 Amp, Replace	30	12	18	1	EA	\$6,642.00	\$6,642																	\$6,642			\$6,642	
D5012	P414 Adjacent	1578802	Secondary Transformer, Dry, 112.5 kVA, Replace	30	11	19	1	EA	\$17,712.00	\$17,712																		\$17,712		\$17,712	
G2022	Site	1465392	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	63400	SF	\$0.50	\$31,583			\$31,583					\$31,583					\$31,583				\$31,583		\$31,583		
G2022	Site	1465394	Parking Lots, Concrete Pavement, Replace	50	34	16	30880	SF	\$9.96	\$307,657															\$307,657					\$307,657	

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	
G2031	Site	1465397	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	50	34	16	50500	SF	\$9.96	\$503,132																	\$503,132					\$503,132	
G2041	Site	1465395	Fences & Gates, Chain Link, 8' High, Replace	40	34	6	2000	LF	\$27.68	\$55,350						\$55,350																	\$55,350
G2047	Sports Courts	1578883	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	25	0	20000	SF	\$3.87	\$77,490	\$77,490																						\$77,490
G2047	Site	1465396	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	0	5	56300	SF	\$0.50	\$27,984					\$27,984						\$27,984					\$27,984							\$111,934
G2047	Site	1465391	Play Surfaces & Sports Courts, Sand, 3" Depth, Replace	20	14	6	1430	SF	\$0.88	\$1,265						\$1,265																	\$1,265
G2057	Throughout Site	1578886	Irrigation System, , Replace	25	25	0	250000	SF	\$1.94	\$484,313	\$484,313																						\$484,313
G3029	Throughout Site	1578884	Sanitary Sewer Piping, Replace	50	50	0	850	LF	\$212.01	\$180,211	\$180,211																						\$180,211
G3033	Throughout site	1578885	Catch Basins and Piping to Public Storm Drain, Replace	50	50	0	1200	LF	\$171.81	\$206,168	\$206,168																						\$206,168
<b>Totals, Unescalated</b>											<b>\$948,181</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,583</b>	<b>\$27,984</b>	<b>\$56,615</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,583</b>	<b>\$27,984</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,583</b>	<b>\$27,984</b>	<b>\$810,789</b>	<b>\$0</b>	<b>\$6,642</b>	<b>\$49,295</b>	<b>\$27,984</b>	<b>\$2,078,204</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$948,181</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,547</b>	<b>\$32,441</b>	<b>\$67,601</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41,208</b>	<b>\$37,608</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$47,772</b>	<b>\$43,597</b>	<b>\$1,301,078</b>	<b>\$0</b>	<b>\$11,308</b>	<b>\$86,439</b>	<b>\$50,541</b>	<b>\$2,703,320</b>	

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

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## Appendix F: Equipment Inventory List

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ID	Location	Location Detail	Description	Manufacturer	Model	Details	Barcode	Asset Tag	Quantity	Unit	Year Installed/In Service	Replacement Year	Total Cost
1465241	Jurupa Middle School / Building 200 (D-E1)	Building Exterior	B2032 - Exterior Door, Steel, Replace; Lifespan:40		0	0		0	19	EA	1985	2025	\$11,400
1465267	Jurupa Middle School / Building 300 (G-H)	Roof	B3016 - Gutters & Downspouts, Aluminum w/ Fittings, Replace; Lifespan:20		0	0		0	975	LF	1985	2027	\$8,775
1465204	Jurupa Middle School / Building 100 (B-C)	Restrooms	D2011 - Toilet, Residential Water Closet, Replace; Lifespan:30		0	0		0	4	EA	1985	2029	\$2,800
1465240	Jurupa Middle School / Building 200 (D-E1)	Restrooms	D2011 - Toilet, Residential Water Closet, Replace; Lifespan:30		0	0		0	4	EA	1985	2029	\$2,800
1465248	Jurupa Middle School / Building 200 (D-E1)	Restrooms	D2012 - Urinal, Standard, Replace; Lifespan:30		0	0		0	2	EA	1956	2024	\$2,200
1465207	Jurupa Middle School / Building 100 (B-C)	Classrooms	D2014 - Service Sink, Wall-Hung, Replace; Lifespan:35		0	0		0	1	EA	2005	2040	\$1,400
1465214	Jurupa Middle School / Building 100 (B-C)	Office	D2014 - Sink/Lavatory, Vanity Top, Enameled Steel, Replace; Lifespan:30		0	0		0	1	EA	2000	2030	\$1,100
1465221	Jurupa Middle School / Building 100 (B-C)	Restrooms	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30		0	0		0	4	EA	1956	2029	\$6,000
1465253	Jurupa Middle School / Building 200 (D-E1)	Restrooms	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30		0	0		0	3	EA	1956	2029	\$4,500
1465192	Jurupa Middle School / Building F	Kitchen	D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace; Lifespan:30		0	0		0	1	EA	2010	2040	\$1,200
1465180	Jurupa Middle School / Building F	Kitchen	D2014 - Sink/Lavatory, Vanity Top, Stainless Steel, Replace; Lifespan:30		0	0		0	1	EA	2010	2040	\$1,200
1465187	Jurupa Middle School / Building F	Restrooms	D2014 - Sink/Lavatory, Wall-Hung, Vitreous China, Replace; Lifespan:30						5	EA	1985	2029	\$7,500
1465166	Jurupa Middle School / Building F	Kitchen	D2014 - Trough Style Sink, Solid Surface, Vandalism Resistant, Replace; Lifespan:30		0	0		0	1	EA	2010	2040	\$2,560
1465230	Jurupa Middle School / Building 100 (B-C)	Office	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15						1	EA	1985	2024	\$3,600
1465225	Jurupa Middle School / Building 100 (B-C)	Building exterior	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15		0	0		0	2	EA	2000	2027	\$7,200
1465254	Jurupa Middle School / Building 200 (D-E1)	Building exterior	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15		0	0		0	2	EA	1956	2025	\$7,200
1465268	Jurupa Middle School / Building 300 (G-H)	Building exterior	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15		0	0		0	2	EA	1956	2025	\$7,200
1465170	Jurupa Middle School / Building F	Building exterior	D2018 - Drinking Fountain, Outside/Site Style, Replace; Lifespan:15		0	0		0	1	EA	1956	2029	\$3,600
1465178	Jurupa Middle School / Building F	Gymnasium	D2018 - Drinking Fountain, Interior, Replace; Lifespan:15		0	0		0	1	EA	2000	2024	\$1,900
1465172	Jurupa Middle School / Building F	Kitchen	D2091 - Air Compressor, .75 HP, Replace; Lifespan:20	BOHN	0	0		0	1	EA	1985	2024	\$7,270
1465194	Jurupa Middle School / Building F	Kitchen	D2091 - Air Compressor, 2 HP, Replace; Lifespan:20		0	0		0	1	EA	1985	2024	\$10,600
1462188	Jurupa Middle School / Building F	Roof	D3032 - Ductless Split System, 1.5 TON, Replace; Lifespan:15	Samsung	AR18KWSJWKX	No tag/plate found		No tag/plate found	1	EA	2016	2031	\$4,800
1462186	Jurupa Middle School / Building F	Roof	D3032 - Ductless Split System, 1.5 TON, Replace; Lifespan:15	COAIRE	COH-18M2Z	No tag/plate found		No tag/plate found	1	EA	2012	2027	\$4,800
1462187	Jurupa Middle School / Building F	Roof	D3042 - Exhaust Fan, 1200 CFM, Replace; Lifespan:25		No tag/plate found	No tag/plate found	No tag/plate found	No tag/plate found	2	EA		2027	\$4,800
1465823	Jurupa Middle School / Portable P401	P401	D3051 - Air Conditioner, 5 TON, Replace; Lifespan:10						1	EA	2015	2025	\$5,600
1465815	Jurupa Middle School / Portable P402	P402	D3051 - Air Conditioner, 5 TON, Replace; Lifespan:10						1	EA	2015	2025	\$5,600
1465816	Jurupa Middle School / Portable P404	M404	D3051 - Air Conditioner, 5 TON, Replace; Lifespan:10						1	EA	2015	2025	\$5,600
1465811	Jurupa Middle School / Portable P405	M405	D3051 - Air Conditioner, 5 TON, Replace; Lifespan:10						1	EA	2015	2025	\$5,600
1465817	Jurupa Middle School / Portable P406	M406	D3051 - Air Conditioner, 5 TON, Replace; Lifespan:10						1	EA	2015	2025	\$5,600
1465271	Jurupa Middle School / Portable P407	P407	D3051 - Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace; Lifespan:15						1	EA	2000	2024	\$2,800
1465272	Jurupa Middle School / Portable P408	P408	D3051 - Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace; Lifespan:15						1	EA	2000	2024	\$2,800
1465276	Jurupa Middle School / Portable P409	P409	D3051 - Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace; Lifespan:15						1	EA	2000	2024	\$2,800
1465278	Jurupa Middle School / Portable P410	P410	D3051 - Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace; Lifespan:15						1	EA	2000	2024	\$2,800
1465274	Jurupa Middle School / Portable P411	P411	D3051 - Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace; Lifespan:15						1	EA	2000	2024	\$2,800
1465275	Jurupa Middle School / Portable P412	P412	D3051 - Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace; Lifespan:15						1	EA	2000	2024	\$2,800
1465281	Jurupa Middle School / Portable P413	P413	D3051 - Packaged Terminal Air Conditioner (PTAC), 6000 - 12000 BTUH, Replace; Lifespan:15						1	EA	2000	2024	\$2,800
1477494	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11272H7A9H		RTU-109	1	EA	2011	2031	\$9,000
1477496	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	152112919L		No tag/plate found*	1	EA	2015	2035	\$9,000
1477490	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	4YCZ6060A4120CA	12052H209H		RTU-105	1	EA	2012	2032	\$11,000
1477497	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072kj79H		RTU-108	1	EA	2012	2032	\$9,000
1477495	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 2 TON, Replace; Lifespan:20	Trane	4TCC3024A1000AA	8283R6R9H		No tag/plate found	1	EA	2008	2028	\$5,500
1477484	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	American Standard Inc.	4YCZ6060A4120CA	R464KYC2H		RTU-103	1	EA	2000	2022	\$11,000
1477487	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCC3048A4075AA	8183RM49H		No tag/plate found	1	EA	2008	2028	\$9,000
1477492	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	4YCZ6060C1115AA	12061JJY9H		RTU-106	1	EA	2012	2032	\$11,000
1477489	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	152011800L		No tag/plate found	1	EA	2015	2035	\$9,000
1477485	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	4YCZ6060A4120CA	12061JJK9H		RTU-104	1	EA	2012	2032	\$11,000
1477486	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	4YCZ6060C1115AA	151211684L		No tag/plate found*	1	EA	2015	2035	\$11,000
1477493	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12071K6P9H		RTU-107	1	EA	2012	2032	\$9,000
1477488	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KLE9H		RTU-112	1	EA	2012	2032	\$9,000
1477491	Jurupa Middle School / Building 100 (B-C)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12071K4J9H		RTU-111	1	EA	2012	2032	\$9,000
1462167	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KCN9H		RTU-209	1	EA	2012	2032	\$9,000
1462157	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 2 TON, Replace; Lifespan:20	Trane	4WCC3024A1000AA	12062PYK9H		No tag/plate found	1	EA	2010	2030	\$5,500
1462159	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KKU9H		RTU-202	1	EA	2012	2032	\$9,000

1462158	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12071K2P9H		RTU-201	1	EA	2012	2032	\$9,000
1462164	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12071K7C9H		RTU-204B	1	EA	2012	2032	\$9,000
1462165	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12071K439H		RTU-208	1	EA	2012	2032	\$9,000
1462161	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11281H5L9H		RTU-207	1	EA	2011	2031	\$9,000
1462166	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KKX9H		RTU-204A	12	EA	2012	2032	\$108,000
1462160	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KAL9H		RTU-211	1	EA	2012	2032	\$9,000
1462163	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12063G6U9H		RTU-203B	1	EA	2012	2032	\$9,000
1462162	Jurupa Middle School / Building 200 (D-E1)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KLC9H		RTU-203A	1	EA	2012	2032	\$9,000
1462175	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KN69H		RTU-305	1	EA	2012	2032	\$9,000
1462174	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11272H639H		RTU-306	1	EA	2011	2031	\$9,000
1462181	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11273G979H		RTU-307	1	EA	2011	2031	\$9,000
1462171	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KN19H		RTU-303	1	EA	2012	2032	\$9,000
1462178	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12071K459H		RTU-314	1	EA	2012	2032	\$9,000
1462179	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11265GPY9H		RTU-302	1	EA	2011	2031	\$9,000
1462180	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11192J7H9H		RTU-301	1	EA	2011	2031	\$9,000
1462173	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12063G6L9H		RTU-311	1	EA	2012	2032	\$9,000
1462170	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KN39H		RTU-308	1	EA	2012	2032	\$9,000
1462177	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KL19H		RTU-309	1	EA	2012	2032	\$9,000
1462176	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KAN9H		RTU-312	1	EA	2012	2032	\$9,000
1462169	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12065JGM9H		RTU-310	1	EA	2012	2032	\$9,000
1462172	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12072KL09H		RTU-304	1	EA	2012	2032	\$9,000
1462168	Jurupa Middle School / Building 300 (G-H)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12063G6Y9H		RTU-313	1	EA	2012	2032	\$9,000
1521031	Jurupa Middle School / Building A	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	4YCC3060A1096AA	7445KMN9H		Weight Room	1	EA	2007	2027	\$11,000
1521039	Jurupa Middle School / Building A	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	4YCC3060A3096BA	142710161L		Science	1	EA	2014	2034	\$11,000
1462182	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	4YCZ6060A4120CA	12061JCG9H		RTU-504B	1	EA	2012	2032	\$11,000
1462184	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 12.5 TON, Replace; Lifespan:20	Trane	...4H0BB	...0452D		RTU-MPNW	1	EA	2006	2026	\$25,000
1462185	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 12.5 TON, Replace; Lifespan:20	Trane	YCH151C4H0BB	636100417D		RTU-MPSW	1	EA	2006	2026	\$25,000
1462183	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	YCY060F4M0AG	21614782H		RTU-504A	1	EA	2002	2023	\$11,000
1521036	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	4YCZ6060A4120CA	12062H8T9H		503B	1	EA	2012	2032	\$11,000
1521041	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 2 TON, Replace; Lifespan:20	Trane	4YCY4024A1064AB	12071K2F9H		KIT.Office	1	EA	2012	2032	\$5,500
1521033	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 12 TON, Replace; Lifespan:20	Trane	YCH151CAH0BB	635101399D		AC 3	1	EA	2012	2032	\$25,000
1521037	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 12 TON, Replace; Lifespan:20	Trane	YCH151	6341		AC 4	1	EA	2012	2032	\$25,000
1521038	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 2 TON, Replace; Lifespan:20	Trane	4YCY4024A1064AB	12074HH79H		KIT.2	1	EA	2012	2032	\$5,500
1521032	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Trane	4YCZ6060A4120CA	12062H789H		503A	1	EA	2011	2031	\$11,000
1521043	Jurupa Middle School / Building F	Roof	D3052 - Packaged Unit (RTU), 3 TON, Replace; Lifespan:20	Trane	4YCZ6036A1096BA	12081J0H9H*		509	1	EA	2012	2032	\$7,500
1462155	Jurupa Middle School / Library (E2)	Roof	D3052 - Packaged Unit (RTU), 2 TON, Replace; Lifespan:20	Trane	4YCY4024A1064AB	120511545L		RTU-LIB3	1	EA	2012	2032	\$5,500
1462153	Jurupa Middle School / Library (E2)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	12071K6S9H		RTU-LIB1	1	EA	2012	2032	\$9,000
1462154	Jurupa Middle School / Library (E2)	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Trane	4YCZ6048A4096CA	11264G1C9H		RTU-LIB2	1	EA	2011	2031	\$9,000
1462156	Jurupa Middle School / Library (E2)	Roof	D3052 - Packaged Unit (RTU), 2 TON, Replace; Lifespan:20	Trane	4YCY4024A1064AB	120511589L		RTU-LIB4	1	EA	2012	2032	\$5,500
1521042	Jurupa Middle School / Portable P403	Roof	D3052 - Packaged Unit (RTU), 4 TON, Replace; Lifespan:20	Carrier	0HS-058-311AB	0399G42940		403 M	1	EA	2007	2027	\$9,000
1521040	Jurupa Middle School / Portable P414	Roof	D3052 - Packaged Unit (RTU), 5 TON, Replace; Lifespan:20	Carrier	50H5-060-301AB	2900G40227		414 M	1	EA	2007	2027	\$11,000
1578800	Jurupa Middle School / Building 100 (B-C)	West wall	D5012 - Building/Main Switchboard, 120/208 V, 1,000 Amp, Replace; Lifespan:40						1	EA		2034	\$57,000
1578808	Jurupa Middle School / Building 100 (B-C)	Adjacent	D5012 - Secondary Transformer, Dry, 75 kVA, Replace; Lifespan:30						1	EA		2024	\$10,000
1578807	Jurupa Middle School / Building 100 (B-C)	Adjacent	D5012 - Secondary Transformer, Dry, 75 kVA, Replace; Lifespan:30						1	EA		2034	\$10,000
1578802	Jurupa Middle School / Site	P414 Adjacent	D5012 - Secondary Transformer, Dry, 112.5 kVA, Replace; Lifespan:30						1	EA		2038	\$16,000
1578799	Jurupa Middle School / Site	P414 Adjacent	D5012 - Main Distribution Panel, 120/208 V, 400 Amp, Replace; Lifespan:30						1	EA		2037	\$6,000
1578877	Jurupa Middle School / Building 100 (B-C)		D5019 - Full Electrical System Upgrade, Low Density/Complexity, Replace; Lifespan:40						17516	SF		2024	\$227,708
1578878	Jurupa Middle School / Building 200 (D-E1)	Throughout Building	D5019 - Full Electrical System Upgrade, Low Density/Complexity, Replace; Lifespan:40						10517	SF		2024	\$136,721
1578879	Jurupa Middle School / Building 300 (G-H)	Throughout Building	D5019 - Full Electrical System Upgrade, Low Density/Complexity, Replace; Lifespan:40						13201	SF		2024	\$171,613
1578880	Jurupa Middle School / Building A	Throughout Building	D5019 - Full Electrical System Upgrade, Low Density/Complexity, Replace; Lifespan:40						6343	SF		2024	\$82,459
1578881	Jurupa Middle School / Building F	Throughout Building	D5019 - Full Electrical System Upgrade, Low Density/Complexity, Replace; Lifespan:40						18800	SF		2024	\$244,400
1578882	Jurupa Middle School / Library (E2)	Throughout Building	D5019 - Full Electrical System Upgrade, Low Density/Complexity, Replace; Lifespan:40						3472	SF		2024	\$45,136
1465205	Jurupa Middle School / Building 100 (B-C)	Throughout building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20	0	0	0	0	0	17500	SF	2005	2025	\$105,000
1465256	Jurupa Middle School / Building 200 (D-E1)	Throughout Building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20	0	0	0	0	0	10500	SF	2005	2025	\$63,000
1465264	Jurupa Middle School / Building 300 (G-H)	Throughout Building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20	0	0	0	0	0	13200	SF	2010	2030	\$79,200
1465155	Jurupa Middle School / Building A	Throughout Building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20	0	0	0	0	0	6340	SF	2005	2025	\$38,040
1578791	Jurupa Middle School / Building F	Throughout Building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20	0	0	0	0	0	18800	SF	2005	2025	\$112,800

1465411	Jurupa Middle School / Library (E2)	Throughout Building	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						3530	SF	1985		2023	\$21,180
1519007	Jurupa Middle School / Portable P401	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578773	Jurupa Middle School / Portable P402	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578765	Jurupa Middle School / Portable P403	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578757	Jurupa Middle School / Portable P404	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578741	Jurupa Middle School / Portable P405	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578749	Jurupa Middle School / Portable P406	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578733	Jurupa Middle School / Portable P407	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578725	Jurupa Middle School / Portable P408	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578717	Jurupa Middle School / Portable P409	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578709	Jurupa Middle School / Portable P410	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578701	Jurupa Middle School / Portable P411	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578693	Jurupa Middle School / Portable P412	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578685	Jurupa Middle School / Portable P413	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						960	SF	2015		2035	\$5,760
1578677	Jurupa Middle School / Portable P414	Building Interior	D5029 - Lighting System, Interior, Low Density & Standard Fixtures, Replace; Lifespan:20						1440	SF	2015		2035	\$8,640
1578792	Jurupa Middle School / Building 100 (B-C)	Throughout Building	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						17500	SF			2030	\$35,000
1465217	Jurupa Middle School / Building 100 (B-C)	Office	D5037 - Fire Alarm Control Panel, Basic/Zoned, Replace; Lifespan:15	0	0	0	0		1	EA	2010		2025	\$4,000
1578793	Jurupa Middle School / Building 200 (D-E1)	Throughout Building	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						10500	SF			2030	\$21,000
1578794	Jurupa Middle School / Building 300 (G-H)	Throughout Building	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						13200	SF			2030	\$26,400
1578795	Jurupa Middle School / Building A	Throughout Building	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						6340	SF			2030	\$12,680
1578796	Jurupa Middle School / Building F	Throughout Building	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						18800	SF			2030	\$37,600
1578797	Jurupa Middle School / Library (E2)	Throughout Building	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						3530	SF			2030	\$7,060
1519122	Jurupa Middle School / Portable P401	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578774	Jurupa Middle School / Portable P402	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578766	Jurupa Middle School / Portable P403	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578758	Jurupa Middle School / Portable P404	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578742	Jurupa Middle School / Portable P405	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578750	Jurupa Middle School / Portable P406	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578734	Jurupa Middle School / Portable P407	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578726	Jurupa Middle School / Portable P408	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578718	Jurupa Middle School / Portable P409	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578710	Jurupa Middle School / Portable P410	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578702	Jurupa Middle School / Portable P411	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578694	Jurupa Middle School / Portable P412	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578686	Jurupa Middle School / Portable P413	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						960	SF	2015		2035	\$1,920
1578678	Jurupa Middle School / Portable P414	Building Exterior	D5037 - Fire Alarm System, Basic/Zoned, Upgrade; Lifespan:20						1440	SF	2015		2035	\$2,880
1465190	Jurupa Middle School / Building F	Kitchen	E1093 - Commercial Kitchen, Convection Oven, Double, Replace; Lifespan:10	Bogdgett	0	0	0		1	EA	2010		2025	\$9,500
1465176	Jurupa Middle School / Building F	Kitchen	E1093 - Commercial Kitchen, Icemaker, Freestanding, Replace; Lifespan:15		0	0	0		1	EA	2010		2025	\$6,700
1465185	Jurupa Middle School / Building F	Kitchen	E1093 - Commercial Kitchen, Food Warmer, Replace; Lifespan:15		0	0	0		1	EA	2010		2025	\$1,700
1465193	Jurupa Middle School / Building F	Kitchen	E1093 - Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace; Lifespan:15	True Manufacturing Co	T-49F	8597595			1	EA	2010		2025	\$4,600
1465168	Jurupa Middle School / Building F	Kitchen	E1093 - Commercial Kitchen, LF, Replace; Lifespan:15		0	0	0		1	EA	2010		2025	\$4,500
1465169	Jurupa Middle School / Building F	Kitchen	E1093 - Commercial Kitchen, Dairy Cooler/Wells, Replace; Lifespan:15		0	0	0		1	EA	2010		2025	\$3,600
1465183	Jurupa Middle School / Building F	Kitchen	E1093 - Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace; Lifespan:15	Traulsen	GHT 3.32 NUT	C38506-5H			1	EA	2010		2025	\$6,400
1465177	Jurupa Middle School / Building F	Kitchen	E1093 - Commercial Kitchen, Broiler, Replace; Lifespan:15	BMS					1	EA	1985		2029	\$8,400
1465179	Jurupa Middle School / Building F	Kitchen	E1093 - Commercial Kitchen, Range/Oven, 4-Burner, Replace; Lifespan:15		0	0	0		1	EA	2010		2025	\$4,500
<b>Total</b>														<b>\$2,581,762</b>